Karen Johnson Davidson County
Batch# 1332426 DEEDWARR
10/09/2025 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20251009-0080954

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7096-AJ

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2025.

Notary Public
My Commission Expires: 12-27-2027

PAMELA ANN TERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yale K. Riley, Patricia Jo Riley, and Patrick Byrne McAuley Riley 1611 Boscobel Street Nashville, TN 37206	**New Owner** **1611 Boscobel St** **Nashville, TN 37206**	083 14 0 250.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Anthony Carl Tharp, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Yale K. Riley and Patricia Jo Riley, husband and wife, as tenants by the entirety between themselves, and as joint tenants with common law right of survivorship with Patrick Byrne McAuley Riley, an unmarried man** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 335, on the Plan of EDGEFIELD LAND COMPANY'S SECOND OR SPRING SUBDIVISION, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 335 fronts 50 feet on the North side of Boscobel, formerly, Rothschild Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anthony Carl Tharp, by Quitclaim Deed from Carl Wayne Tharp, of record in Instrument No. 20171222-0130821, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017 and recorded on December 22, 2017.

Being the same property conveyed to Carl W. Tharp, by Quitclaim Deed from Anthony C. Tharp, of record in Instrument No. 20090420-0035704, in the Register's Office of Davidson County, Tennessee, dated April 20, 2009 and recorded on April 20, 2009.

Being the same property conveyed to Anthony C. Tharp and Carl W. Tharp, both unmarried as joint tenants with right of survivorship, by Warranty Deed from Larry P. Prater and wife, Karen J. Prater, of record in Book 9164, Page 518, in the Register's Office of Davidson County, Tennessee, dated November 24, 1993 and recorded on November 29, 1993.

This is improved property located at: **1611 Boscobel Street, Nashville, TN 37206.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements

of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2025.

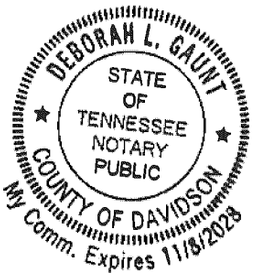
GRANTOR:

Anthony Carl Tharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Carl Tharp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of October, 2025.



Notary Public
My Commission expires: 11/08/2028

Certificate of Authenticity

I, Pam Autry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 8, 2025**.

Date

Affiant Signature

October 8, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **October**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)