THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39076-02-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Prepared by: Record and Return To: [illegible] Affiant Subscribed and sworn to before me this 6 day of ~~February~~ April, 2026. Notary Public My Commission Expires: KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: Roy Joaquin Garcia, Julia Hartzog Garcia 421 Siena Drive Nashville, TN 37205	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 129110A42100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William K. Tugurian, Executor of The Estate of Jane F. Tugurian, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roy Joaquin Garcia and Julia Hartzog Garcia, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 421 Siena Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson
Batch # 1403281
04/08/2026 10:13:56 AM
Fees: $18.00 Taxes: $1,498.50

Davidson County
DEEDWARR
3 pgs

20260408-0028271

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26 day of February, 2026.

William K. Tugurian, Executor of The Estate of
Jane F. Tugurian, deceased

STATE OF CA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William K. Tugurian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor of The Estate of Jane F. Tugurian, deceased, and as such Executor executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2026.

Notary Public

My Commission Expires: 6-14-2028

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2490453
My Comm. Expires Jun 14, 2028

EXHIBIT "A"

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 421 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for THE CLOISTER AT ST. HENRY, PHASE I-B, of record in Book 6237, Page 665, as amended in Book 6834, Page 449, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for THE CLOISTER AT ST. HENRY, PHASE I-B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Jane Tugurian, by Warranty Deed from Patrick J. Riley, Jr., married, individually, and Patrick J. Riley, Jr., Trustee of The Riley Family Partnership Trust, of record in Instrument No. 20200925-0110744, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 25, 2020. The said Jane Tugurian died on May 23, 2025, testate, devising subject property to William K. Tugurian and Linda P. Tugurian. See Probate Case No. 25P-1159, Davidson County Circuit Court. William K. Tugurian was granted Letters Testamentary.

This conveyance is made subject to:

1. 2026 County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Cloister at St. Henry, as recorded in Plat Book 5200, Page 455.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, The Cloister at St. Henry, as recorded in Plat Book 5200, Page 676.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision for Phase I-B, The Cloister at St. Henry, as recorded in Plat Book 6250, Page 585.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Third Revision, The Cloister at St. Henry, as recorded in Plat Book 6250, Page 924.
7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Cloister at St. Henry, Phase I-B Condominium of record in Book 6237, Page 665, as amended in Book 6834, Page 449; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374, as amendment to bylaws in Instrument No. 20140219-0014189, as assigned in Instrument No. 20210414-0049982, Board Resolution for Additional Maintenance and Variance in Instrument No. 20180907-0088838, Resolution Repealing Prior Board Resolution in Instrument No. 20240506-0033028 and Resolution Regarding Pavers in Instrument No. 20250924-0076309.
9. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.
10. Easement recorded in Book 6065, Page 127; Book 6065, Page 132; Book 6314, Page 16; Book 6314, Page 21; Book 7893, Page 451 and Instrument No. 20131021-0109631.
11. Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 293; Book 6824, Page 870 and Book 6862, Page 384.
12. Ground Lease of record in Book 5961, Page 657 and Book 6208, Page 137.
13. Charter for The Cloister Owners' Association recorded as Book 6076, Page 203, as amended in Instrument Nos. 20140219-0014188; 20140507-0039179 and 20140507-0039180.
14. By-Laws for The Cloister at St. Henry, Phase IA, recorded as Book 6042, Page 650, as amended in Book 6519, Page 187; Book 6533, Page 580; Book 7590, Page 273; Book 9269, Page 285 and Instrument No. 20020109-0003376.