Karen Johnson Davidson County
Batch# 987467 DEEDWARR
04/03/2023 09 42 25 AM 2 pgs
Fees $13 00 Taxes $6,475 00
20230403-0023762

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 871175 2022-33517 Leslie Wei	The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00 Affiant Subscribed and sworn to before me, this the 31 day of March, 2023. Notary Public My commission expires: 12/28/26 (Affix Seal) MADELINE HAWLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: 1917 Castleman Drive Trust, dated March 31, 2023	NAME: 1917 Castleman Drive Trust, dated March 31, 2023
STREET ADDRESS: 1917 Castleman Drive, Nashville, TN 37215	STREET ADDRESS: 1917 Castleman Drive, Nashville, TN 37215
MAP & PARCEL NO.: 131-07-1C-001-00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Bowman Ruch and Judith Leigh Ruch, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

1917 Castleman Drive Trust, dated March 31, 2023,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

This is improved property known as: 1917 Castleman Drive, Nashville, TN 37215

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 1917 & 1919 Castleman Drive Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1917 & 1919 Castleman Drive Cottages, a Horizontal Property Regime, of record in Instrument Number 20161202-0127020, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in common elements as set forth in said Declaration.

Being the same property conveyed to Altair Global Services, LLC dba Altair Global LLC, a Limited Liability Company by Deed dated February 22, 2019 from GALA, LLC, a Tennessee limited liability company, recorded February 25, 2019, in Instrument Number 201902250016467, in the Official Records of Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 17 day of February, 2023.

X David Bowman Ruch

X Judith Leigh Ruch

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David Bowman Ruch, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 17 day of February, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 4/13/24

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Judith Leigh Ruch, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 17 day of February, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 4/13/24