THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544685**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $909,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2023. Notary Public My Commission Expires:

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch# 1015006 DEEDWARR
06/14/2023 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230614-0045399

WARRANTY DEED

Address New Owner: Blair Johnston and Brian Johnston 5629 Cloverland Park Drive Brentwood TN 37027-1735	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-04-0B-016.00-CO

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, **Joseph M. Rubbelke and Susan G. Rubbelke, Co-Trustees, Rubbelke Family Revocable Living Trust Agreement dated June 30, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair Johnston and Brian Johnston, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Cloverland Park R40 Residential P.U.D of record in Plat at Instrument No. 20001013-0102079, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph M. Rubbelke and Susan G. Rubbelke, Co-Trustees, Rubbelke Family Revocable Living Trust Agreement dated June 30, 2016 by Quitclaim deed from Joseph M. Rubbelke and wife, Susan G. Rubbelke of record in Instrument No. 20160623-0064328 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 23, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20001013-0102079 and corrected in Instrument No. 20010620-0065214, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010904-095214, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20010904009521, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the Homeowner's Association of record in Instrument Number 20010912-0099350, in the Register's Office for Davidson County, Tennessee.

Easement to Cloverland Park Homeowners Association of record in Instrument Number 20040910-0109502, in the Register's Office for Davidson County, Tennessee.

Waterline Easement of record in Book 4506, Page 48, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 7885, Page 746, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5629 Cloverland Park Drive Brentwood TN 37027-1735

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of June, 2023.

Rubbelke Family Revocable Living Trust Agreement dated June 30, 2016

BY: _____
Joseph M. Rubbelke, Trustee

BY: _____
Susan G. Rubbelke, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph M. Rubbelke and Susan G. Rubbelke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that they executed the within instrument for the purposes therein contained and whom further acknowledged that they are the Co-Trustee of the Rubbelke Family Revocable Living Trust Agreement dated June 30, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 2023.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

After recording, return to:
Magnolia Title and Escrow, Inc.
110 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 14, 2023**.

Date

D Hardwick

Affiant Signature

June 14, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026