Karen Johnson Davidson County
Batch# 1094997 DEEDWARR
01/26/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $4,791.50
20240126-0005503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

B-BM-24-96

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard L. Prickett, III and Maria Alejandra Duarte-Herrera	**Bank of America, N.A.**	
(NAME) **96 Rising Sun Lane**	(NAME) **4500 Amon Carter Blvd**	**054-13-0C-001.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASTLERIDGE HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD L. PRICKETT, III, A MARRIED MAN, AND MARIA ALEJANDRA DUARTE-HERRERA, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Final Subdivision Plat of Alexander Place, Phase One, of record in Plat at Instrument No. 20230113-0003142, 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 a portion of the same property conveyed to Castleridge Home Builders, LLC by Warranty Deed from Steven L. Huffine and Robert B. Huffine and Billy F. Huffine, Jr. and Timothy W. Huffine of record in Instrument No. 20200729-0083602 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on July 29, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20230113-0003142, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20221229-0133684, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20230105-0000910, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20220120-0007857, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20230807-0060926, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement(s) set out in Deed to the United States of America of record in Book 2149, Page 557, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8860, Page 478, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **96 Rising Sun Lane, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th DAY OF JANUARY, 2024.

Castleridge Home Builders, LLC

BY: _____
Allison Lanquist
Managing Member

STATE OF TENNESSEE
OF

Before me, the undersigned Notary Public, personally appeared ALLISON LANQUIST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of CASTLERIDGE HOME BUILDERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 25th of January, 2024.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/25/24 (date of document).

Affiant Signature

01/25/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 25th day of January, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL