Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr. Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1201002
11/04/2024 09:28:47 AM
Fees: $13.00 Taxes: $2,571.13

Davidson County
DEEDWARR
2 pgs

20241104-0085356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $694,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Mark Embler and Dana Ruzicka	**New Owner**	
(NAME)	(NAME)	**085-04-0A-200.00-CO**
4804 Medalist Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **WILLIAM GUPTON, III, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK EMBLER AND DANA RUZICKA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 200 on the Plan of Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D, Planned Unit Development of record in Plat at Instrument No. 20141014-0094506, 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 William Gupton, III, a married man by Warranty Deed from Kenneth W. Cheatham, Jr. and Emily M. Cheatham, husband and wife of record in Instrument No. 20180423-0037877 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 23, 2018.

The said William Gupton, III having since divorced on September 2, 2024, any marital interest was terminated at that time.

The execution of this instrument is affected by the signature of Margaret Means as Attorney-in-Fact for William Gupton, II, which Power of Attorney is recorded in Instrument Number 20241104-0085355 said Register's Office.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, as amended and restated in Instrument No. 20090623-0058338, and further amended and restated in Instrument No. 20120202-0009628, and supplemented in Instrument No. 20120207-0011118, Instrument No. 20161013-0108472, Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Instrument No. 20060801-0093487, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20070730-0089806 and in Instrument No. 20060809-0097670, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321 and Instrument No. 20120730-0066771, in the Register's Office for Davidson County, Tennessee.
- Certification of Grant of Right-of-Way and Road Construction of record in Instrument No. 20090421-0036252, in the Register's Office for Davidson County, Tennessee.
- Deed for an Easement for a Water Line of record in Book 4212, page 147, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100720-0056497, and Instrument No. 20100720-0056521, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030328-0040734, in the Register's Office for Davidson County, Tennessee.
- Agreed Order of record in Instrument No. 20100106-0001301, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, in the Register's Office for Davidson County, Tennessee.
- Flow Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20060809-0097670, said Register's Office.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4804 Medalist Circle, Hermitage, Tennessee 37076**.

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 ____ DAY OF NOVEMBER, 2024.

William Gupton III by Margaret Means Attorney in Fact

William Gupton, III by Margaret Means as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William Gupton, III, and that she is authorized by William Gupton, III, to execute this instrument on his behalf.

WITNESS my hand, at office, this 1 day of November, 2024.

Lindsay B. Fattal
Notary Public

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires:

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