WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249529 DEEDWARR
03/24/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20250324-0021892

B-BM-25-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

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)
Cary Justice and Felicia Justice	New Owner	
(NAME) **93 Rising Sun Ln**	(NAME) 1145 Isaac Franklin Dr.	**054 13 0C 002.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Gallatin, TN 37066	
(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**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARY JUSTICE AND FELICIA JUSTICE**,* 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:

* Husband and wife

Land in Davidson County, Tennessee, being Lot No. 102 in/on the Plan of ALEXANDER PLACE, PHASE ONE, of record in Instrument No. 20230113-0003142 established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Alexander Place, of record in Instrument No. 20221229-0133684, 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 the common elements as set forth in said Declaration.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated July 28, 2020 and recorded on July 29, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALEXANDER PLACE, PHASE ONE, as recorded in Instrument No. 20230113-0003142.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LIFE & CASUALTY INSURANCE CO'S SUBDIVISION OF DABBS & ELLIOTT PROPERTY KNOWN AS DUPONTONIA, as recorded in Plat Book 843, Page 56.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20221229-0133684.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220120-0007857.
- Charter of Alexander Place Homeowners' Association, Inc. recorded as Instrument No. 20230105-0000910.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **93 Rising Sun Ln, 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 19 DAY OF MARCH, 2025.

Castleridge Home Builders LLC

BY: _____
Allison Lanquist
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON LANQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CASTLERIDGE HOME BUILDERS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of March, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

25-000899-[illegible]

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 3/20/2025 (date of document).

Affiant Signature

3/24/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202503240021892