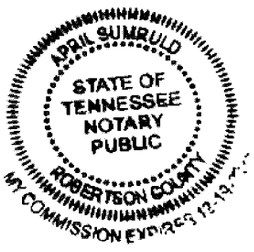
Karen Johnson Davidson County
Batch# 1297796 DEEDWARR
07/15/2025 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20250715-0055674

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 11th day of July, 2025. Notary Public My commission expires: 12.19.2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Urban Gate Properties LLC	New Owner(s)	006 00 0 101.00
718 McFerrin Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES ROBERT RUST AND PAMELA R. RUST, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN GATE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point where the center line of the main track of the L and N Railroad was formerly located and at a point where the same crosses the center of the county Road, 33 feet Westerly from what was formerly Riley and Henderson's corner; thence North 46 1/2 degrees West with the center of where said main track of said railroad was formerly located, 490.875 feet to a point in the same; thence N 29 degrees East 289.72 feet to a walnut tree; thence N 55 degrees East 16 1/2 feet to the center of the County Road; thence in a Southeasterly direction, with the center of said County Road, 649 feet, more or less, to the beginning, containing two acres, more or less, and adjoining Tract No. 1 above on the South.

Being part of the same property conveyed to James Robert Rust and Pamela R. Rust by Warranty Deed from Sharon Diane Broaderick and Teresa Horton and Richard Douglas Rust and James Robert Rust of record in Instrument No. 20170202-0011249 Register's Office for Davidson County, Tennessee, dated January 30, 2017 and recorded on February 2, 2017.

Barbara Rust deceased on or about December 21, 2008 leaving Neely P. Rust as surviving tenant by the entirety. Neely P. Rust deceased on or about September 16, 2016. Last Will and Testament filed in Circuit Court of Davidson County, Tennessee as Docket No. 16P1660.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2056 Old Baker Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2025.

James Robert Rust

Pamela R. Rust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Robert Rust and Pamela R. Rust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 11. 2025.

Affiant Signature

15th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202507150055674