Karen Johnson Davidson County
Batch # 1311767 DEEDWARR
08/19/2025 02 19 07 PM 2 pgs
Fees $13 00 Taxes $1,073 00
20250819-0066307

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAM-25-0204

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3770

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of August, 2025

Notary Public

Commission Expires

Address of New Owner	Send Tax Bills To:	~~Map & Parcel~~
Caleb Michael McBride 204 Raintree Drive Hermitage, TN 37076	SAME AS NEW OWNER	086-11-0A-073.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eric Rustmann, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caleb Michael McBride, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee described as follows Unit No. 1, Building No 13, as shown on the Revised Plan of Phase 2 and 2A, Hermitage Woods, Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 4860, pages 62 through 64, Register's Office for Davidson County, Tennessee and being further established by the Master Deed of record in Book 4753, page 140, as amended in Book 4980, page 378, Book 5172, page 77 and Book 5165, page 781, Registers Office for Davidson County, Tennessee, as of record in said Registers Office for Davidson County, Tennessee, appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Eric Rustmann, unmarried by Warranty Deed from Betty I

and Instrument No. 20220316-0030899

Phillips, married of record in Instrument No 20160323-0027584 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 23, 2016

Heather Rustmann, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 204 Raintree Drive, Hermitage, TN 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 GRANTEES, their heirs and assigns forever, and we so covenant with the said GRANTEES 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 GRANTEES, 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

Dated this the 18th day of August, 2025

Eric Rustmann

Heather Rustmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2025, before me personally appeared Eric Rustmann and Heather Rustmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 18th day of August, 2025

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Notary Signature
My commission expires 2-22-2026