Name and Address of New Owner:
Guy M. Rubbert
183 Brooke Castle Drive
Hermitage, TN 37076

Send Tax Bills To:
Guy M. Rubbert
183 Brooke Castle Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1345682 DEEDWARR
11/13/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20251113-0090453

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4267

Map & Parcel No: 075-08-0A-081-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark McGlothlin, a married man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Guy M. Rubbert, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 183, On the Condominium Plat Of Brooke Castle, of record in Plat Book 6250, Page 627 and corrected in Book 6680, Page 905 and Book 6727, Page 762. Said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed for Brooke Castle Condominiums, a Horizontal Property Regime, of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee. Together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to David L. Spangler, III and Jessica L. Spangler, husband and wife, by Warranty Deed from Janice K. Staggs, Trustee of The Billie B. Roney Irrevocable Trust U/A/D 11/11/2010 of record in Instrument No. 20110601-0041648, Register's Office for Davidson County, Tennessee, dated May 31, 2011 and recorded on June 1, 2011.

Being the same property conveyed to Mark McGlothlin, a married man, by Warranty Deed from Delilah L. Spangler, who acquired title as David L. Spangler, III and Jessica L. Spangler, a married couple, of record in Instrument No. 20250626-0050524, Register's Office for Davidson County, Tennessee, dated June 26, 2025. and recorded on June 26, 2025.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as **183 Brooke Castle Drive, Hermitage, TN 37076.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2025.

_____(SEAL)
Mark McGlothlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal this 12th day of November, 2025.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY ASHLYNN HENGEMIHLE

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
12th day of November, 2025.

ANN CASEY MARTIN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07-02-2029 DAVIDSON COUNTY

_____
Notary Public
My commission expires: 7/2/29

Certificate of Authenticity

I, Russell J. McCann, 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

11/12/25.

Date

Affiant Signature

November 12, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of November, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

M&H File #: **25-503**