TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $529,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2025. Notary Public My commission expires: 9/15/27

Karen Johnson Davidson County
Batch# 1346214 DEEDWARR
11/14/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20251114-0090691

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Send Tax Bills To:	Send Tax Bills To:	Map-Parcel Numbers:
Cathy R. Lincoln and Alan D. Lincoln	**New Owner**	**087-02-0A-034.00CO**
7412 Thornwood Court		
Mt. Juliet, TN 37122		

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, WE,

Guy Rubbert, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cathy R. Lincoln and Alan D. Lincoln, wife and husband

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, being Lot No. 60 on the Plan of Final Plat, Cobblestone Landing, Phase I of record in Instrument No. 20050822-0099471, 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 all of the property conveyed to Guy Rubbert and Cecelia Rubbert, husband and wife, by deed from Kenneth G. Bowers and Linda R. Bowers, of record in Instrument No. 20161003-0103937, dated September 30, 2016, Register's Office for Davidson County, Tennessee. Cecelia Rubbert having died, June 27, 2020, and title vested solely in Guy Rubbert as surviving spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20050822-0099471, Register's Office for Davidson, Tennessee.
c. Storm Water Detention Agreement of record in Instrument No. 20031106-0163210, in the Register's Office for Davidson County, Tennessee.
d. Storm Water Detention Agreement of record in Book 1017, Page 792, Book 1422, Page 1691, Book 1434, Page 454, in the Register's Office for Wilson County, Tennessee.
e. Power Line Easement of record in Book 5185, Page 216, in the Register's Office for Davidson County, Tennessee.
f. Power Line Easement of record in Book 319, Page 24, in the Register's Office for Wilson County, Tennessee.
g. Graveyard Easements of record in Book 5168, Page 898, Book 5168, Page 902, Book 5185, Page 216 and Book 6286, Page 272, in the Register's Office for Davidson County, Tennessee.
h. Graveyard Easements of record in Book 82, Page 7, Book 319, Page 24 and Book 390, Page 503, in the Register's Office for Wilson County, Tennessee.
i. Quitclaim Deed of common areas to Homeowners Association of record in Book 1414, Page 1467, Book 1440, Page 2135, Book 1772, Page 311 and Book 1772, Page 316, in the Register's Office for Wilson County, Tennessee.
j. Lease Agreement of Amenities Areas of record in Book 1414, Page 1470, in the Register's Office for Wilson County, Tennessee.

M&H File #: **25-530**

k. Easement to WWUD of record in Book 1646, Page 1898 (ph 3 sec 4) and Book 1741, Page 666 (lot 142), in the Register's Office for Wilson County, Tennessee.
l. Memorandum of Agreement of record in Book 1414, Page 1444, amended in Book 1614, Page 2333, in the Register's Office for Wilson County, Tennessee.
m. Sewer Easements of record in Book 399, Page 767 and Book 402, Page 418, in the Register's Office for Wilson County, Tennessee.
n. Public Utilities Easements of record in Book 8190, Page 75, in the Register's Office for Davidson County, Tennessee.
o. Public Utilities Easements of record in Book 420, Page 655, in the Register's Office for Wilson County, Tennessee.
p. Ingress and Egress Easements of record in Book 6286, Page 272, Book 7408, Page 402, Book 7408, Page 406 and Book 11476, Page 235, in the Register's Office for Davidson County, Tennessee.
q. Ingress and Egress Easements of record in Book 319, Page 24, Book 390, Page 503, Book 463, Page 2 and Book 5185, Page 216, in the Register's Office for Wilson County, Tennessee.
r. All matters of record in Plat Book 1, Page 54, in the Register's Office for Wilson County, Tennessee.
s. Water Line Easement of record in Book 463, Page 1, in the Register's Office for Wilson County, Tennessee.
t. Water Line Easement of record in Book 11476, Page 233, in the Register's Office for Davidson County, Tennessee.
u. Restrictions in Deeds of record in Book 319, Page 24 and Book 390, Page 503, in the Register's Office for Wilson County, Tennessee.
v. Restrictions in Deeds of record in Book 5185, Page 216, Book 6286, Page 272, Book 7408, Page 402 and Book 7408, Page 406, in the Register's Office for Davidson County, Tennessee.
w. Restrictive covenants contained in an instrument of record in Book 1105, Page 328, amended in Book 1222, Page 1579, Book 1417, Page 1605, Book 1635, Page 2244, Book 1636, Page 1400 and Book 1675, Page 371, Register's Office for Wilson County, Tennessee.
x. Restrictive covenants contained in an instrument of record in Instrument No. 20050829-0103476, amended in Instrument No. 20150409-0031383, Instrument No. 20160413-0035478 and Instrument No. 20160413-0035479, Register's Office for Davidson County, Tennessee.
y. By Laws of record in Book 1105, Page 369, amended in Book 1670, Page 1511, Register's Office for Wilson County, Tennessee.
z. By Laws of record in Exhibit "C" of DCCR in Instrument No. 20050829-0103476, amended in Instrument No. 20160413-0035480, Register's Office for Davidson County, Tennessee.
aa. Subject to rights of others in and to common areas/elements.
bb. Subject to lien for special assessment contained in DCCR's/Master Deed.
cc. Subject to HOA dues- if any.
dd. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 7412 Thornwood Court, Mt. Juliet, TN 37122.

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 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.

Witness my/our hand(s) this 12th day of November, 2025.

Guy Rubbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 12th day of November, 2025.

Notary Signature
My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-530**

Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

11/13/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 11/13/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27