WARRANTY DEED

Karen Johnson Davidson County
Batch# 1356701 DEEDWARR
12/11/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251211-0098568

File #25-DW-0118-C

(SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/14/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine M. Stubblefield	**Republic Bank & Trust Company**	
(NAME)	(NAME)	**187 01 0B 050.00**
118 Buckfast Lane	1801 W Market St	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Louisville KY 40202	
(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,

RUBEN GABRIEL FLORES, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KATHERINE M. STUBBLEFIELD, UNMARRIED,

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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of BURKITT RIDGE, PHASE 3A, DISTRICT 2 of record in Plat Instrument No. 20201204-0141075, 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 the same property conveyed to Ruben Gabriel Flores, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220628-0074109, in the Register's Office of Davidson County, Tennessee, dated June 27, 2022, and recorded on June 28, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT RIDGE, PHASE 3A, DISTRICT 2, as recorded in Instrument No. 20201204-0141075.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200911-0103602 as supplemented in Instrument No. 20201120-0137028; Instrument No. 20210826-0115548; Instrument No. 20220225-0021710; Instrument No. 20220729-0086702 and Instrument No. 20240423-0028994.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210505-0060576.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190131-0009559.
* Charter for Burkitt Ridge Neighborhood Association, Inc. recorded as Instrument No. 20200910-0102877.
* Charter for Burkitt Ridge Live/Work Townhomes Homeowners Association recorded as Instrument No. 20210505-0060462.
* Application for Greenbelt Assessments - Agricultural recorded in Instrument No. 20180222-0016884.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RUBEN GABRIEL FLORES**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202512110098567___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **118 Buckfast Lane, Antioch, TN 37013**.

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 10th day of December, 2025.

Ruben Gabriel Flores by _____, his attorney in Fact

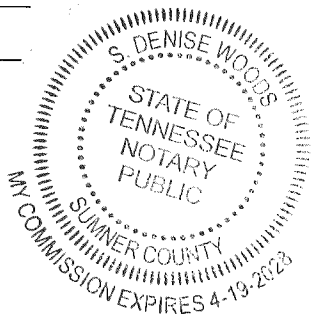
Ruben Gabriel Flores by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RUBEN GABRIEL FLORES**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RUBEN GABRIEL FLORES**.

Witness my hand and official seal this **10th** day of **December, 2025**.

S. Denise Woods
Notary Signature
My Commission Expires: _____



True Copy Certification

I, Yvette Meldrum, 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 Dec 10 2025.

Signature

Dec 10 2025

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this Dec 10 2025

Notary's Signature

My Commission Expires: 2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY