WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Salwa Mattar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1362852 DEEDWARR
12/30/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251230-0103484

File #25-DW-2521-C

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)
Salwa L. Mattar, Eduardo Rubio, Alfonso Rubio, and Melania Rubio	**OriginPoint LLC**	
(NAME) **2521 Kanlow Drive**	(NAME) **3200 West End Avenue, Ste 500 #511**	**174 11 0A 206.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37203**	
(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,

BLUE GATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

SALWA L. MATTAR AND EDUARDO RUBIO, A MARRIED COUPLE,

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:

Being Lot No. 227, on the plan of CANE RIDGE FARMS, PHASE FOUR, of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Blue Gates, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Brandon Duncan and Kristal Pollack, of record in Instrument No. 20170206-0012159, in the Register's Office for Davidson County, Tennessee, dated February 1, 2017 and recorded on February 6, 2017.

Being the same property conveyed to Brandon Duncan and Kristal Pollack, by Warranty Deed from Michael M. Straube, a Married Man, of record in Instrument No. 20170109-0001945, in the Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on January 9, 2017.

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.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANE RIDGE FARMS-PHASE FOUR, as recorded in Instrument No. 20030721-0101773 as corrected in Surveyor's Certificate of Correction in Instrument No. 20040715-0084333.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000905-0087103 as amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; Instrument No. 20040319-0031603; Instrument No. 20041102-0131848; Instrument No. 20100526-0040558 and Instrument No. 20120524-0045182; Variance in Instrument No. 20120604-0048269; Cane Ridge Farms Homeowners Association, Inc. Rule Regarding Working Capital Contribution in Instrument No. 20160601-0055259.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060112-0004819 as amended in Instrument No. 20101228-0102708; Instrument No. 20150209-0011682 and Instrument No. 20210629-0088141; Cane Ridge Farms Homeowners Association, Inc. Rule Regarding Working Capital Contribution in Instrument No. 20160601-0055259.
* Easement for Right-of-Way, recorded in Instrument No. 20060607-0067535.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060927-0119247.

* Charter for Cane Ridge Farms Homeowners Association recorded as Instrument No. 20010815-0088360.
* Common Open Space Deed recorded as Instrument No. 20010815-0088361.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2521 Kanlow Drive, 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 26th day of December, 2025.

Blue Gates, LLC, a Tennessee Limited Liability Company

By:_____
John Bishop, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, S. Denise Woods of the state and county mentioned, personally appeared John Bishop, Authorized Agent of Blue Gates, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Blue Gates, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop, Authorized Agent of Blue Gates, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson County, this 12th day of December, 2025.

S. Denise Woods
Notary Signature

Printed Name: S Denise Woods

My commission expires:_____

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

True Copy Certification

I, **Denise Woods,** 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 this the 26 day of December, 2025.

Denise Woods
Affiant Signature
Date 12.26.2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of December, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

