Karen Johnson Davidson County
Batch# 1391560 DEEDWARR
03/11/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20260311-0019477

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Barbara C. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2026.

Sandra L Mitsos
Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH26-10805

Address of New Owner:	Send Tax Bills to:	Tax Information:
Caneka Shavon McNeil and Linney Gino Moore, II 741 Bloomdale Trace Hermitage, TN 37076	New Owners	086 12 0A 090.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Peter Rudie and Lisa Ann Rudie, Trustees of the Eric Peter Rudie and Lisa Ann Rudie Revocable Living Trust dated March 22, 2025**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CANEKA SHAVON MCNEIL AND LINNEY GINO MOORE II, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 90, Section 4, Tulip Grove Pointe, as shown on the plat of the same records in Instrument No. 20180117-0004797, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Trust of Eric Peter Rudie and Lisa Ann Rudie, a Living Trust, by Quitclaim Deed from Eric and Lisa A. Rudie, husband and wife, of record in Instrument No. 20200813-0090860, in the Register's Office of Davidson County, Tennessee, dated August 01, 2020 and recorded on August 13, 2020.

Being the same property conveyed to Eric Rudie and Lisa Rudie, husband and wife, by Warranty Deed from Wright Farms, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20190430-0039676 in the Register's Office of Davidson County, Tennessee, dated April 29, 2019 and recorded on April 30, 2019.

Tax identification No. 086 12 0A 090.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 741 Bloomdale Trace, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of March, 2026

Eric Peter Rudie and Lisa Ann Rudie, Trustees of the Eric Peter Rudie and Lisa Ann Rudie Revocable Living Trust dated March 22, 2025 Trust

BY: _____
Eric Peter Rudie,Trustee

BY: Lisa Ann Rudie, Trustee
Lisa Ann Rudie, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eric Peter Rudie and Lisa Ann Rudie, Trustees of the Eric Peter Rudie and Lisa Ann Rudie Revocable Living Trust dated March 22, 2025 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal at Mt Juliet, Tennessee, this 10th day of March, 2026.

_____
Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Holly A. Mason, 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 March 10, 2026.

Affiant Signature

3/11/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of March, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

