Karen Johnson Davidson County
Batch# 1391577 DEEDWARR
03/11/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20260311-0019498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

B. Cortez
Affiant

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

Carolyn Curdo
Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert D. Mastin and Darcie Lynn Mastin	Robert D. Mastin and Darcie Lynn Mastin	061-15-0-257.00
(NAME)	(NAME)	
3906 Oxford Street	3906 Oxford Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Eighty-Five Thousand And No/100 Dollars ($785,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC ROTHDEUTSCH AND CHRISTINE ROTHDEUTSCH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT D. MASTIN AND DARCIE LYNN MASTIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in Davidson County, Tennessee, being Lot No. 52 as shown on the map entitled M N Youngs Inglewood Annex, a Resubdivision of Lots 1, 2, 3 and 4 of Williams 31 Acre Tract of record in Plat Book

547, page 197, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Eric Rothdeutsch and Christine Rothdeutsch, wife and husband by Warranty Deed from Patrick F. Cason, an unmarried man of record in Instrument No. 20200304-0024396 Register's Office for Davidson County, Tennessee, dated March 02, 2020 and recorded on March 04, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 3906 Oxford Street, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 10 day of March, 2026.

Eric Rothdeutsch

Christine Rothdeutsch

STATE OF T PA
COUNTY OF MONTGOMERY

On this 10 day of MARCH, 20 26, before me personally appeared Eric Rothdeutsch and Christine Rothdeutsch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Kenneth Wayne Jeffrey-Rodgers
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

My Commission Expires: 1/9/2027

(SEAL)

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 March 10, 2026.

Affiant Signature

March 10, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY