Karen Johnson Davidson County
Batch# 1395522 DEEDWARR
03/20/2026 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $9,990.00
20260320-0022480

WARRANTY DEED

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

G-UN-26-5

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5 Agincourt Way, LLC	**New Owner**	
(NAME) **5 Agincourt Way**	(NAME)	**159-00-0-255.00**
(ADDRESS) **Brentwood, TN 37027-4243**	(ADDRESS) **20 Music Sq W Ste 200 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, **THE JAELI TENNESSEE TENANCY BY THE ENTIRETY TRUST U/T/A DATED MAY 3, 2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **5 AGINCOURT WAY, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Final Plat of Agincourt Subdivision, Revision One of record in Instrument No. 20070315-0031515 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 Alessandro Rustioni and Jennifer Rustioni, husband and wife by Warranty Deed from Martin L. Steinberg and Leslie A. Steinberg, husband and wife of record in Instrument No. 20200812-0090127 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on August 12, 2020.

Being the same property conveyed to The Jaeli Tennessee Tenancy By the Entirety Trust u/t/a dated May 3, 2022 by Warranty Deed from Alessandro Rustioni and Jennifer Rustioni, husband and wife of record in Instrument No. 20240306-0015697 Register's Office for Davidson County, Tennessee, dated February 22, 2024 and recorded on March 06, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20070315-0031515, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Agincourt of record in Instrument Number 20040504-0050539, as amended in Instrument No. 20070103-0001271, Register's Office for Davidson County, Tennessee.
- Charter of Agincourt Homeowner's Association, Inc. of record in Instrument Number 20040505-0051350, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5 Agincourt Way, Brentwood, Tennessee 37027-4243**.

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 12th DAY OF MARCH, 2026.

The Jaeli Tennessee Tenancy By the Entirety Trust u/t/a dated May 3, 2022

BY:_____
Alessandro Rustioni
Trustee

STATE OF TN
COUNTY OF Laurel SOL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALESSANDRO RUSTIONI, TRUSTEE of THE JAELI TENNESSEE TENANCY BY THE ENTIRETY TRUST U/T/A DATED MAY 3, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of March, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

The Jaeli Tennessee Tenancy By the Entirety Trust u/t/a dated May 3, 2022

BY: _____
Jennifer P. Rustioni
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER P. RUSTIONI, TRUSTEE of THE JAELI TENNESSEE TENANCY BY THE ENTIRETY TRUST U/T/A DATED MAY 3, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of March, 2026.

_____
Notary Public
My Commission Expires: 2/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 3/20/2026 (date of document).

Affiant Signature

3/20/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

