Karen Johnson Davidson County
Batch# 1437663 DEEDWARR
06/24/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260624-0057079

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $485,000.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2026.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Antry	Primis Mortgage Company	097-02-0A 586.00
2120 Hickory Brook Drive	5535 Currituck Dr., Ste. 120	
Hermitage, TN 37076	Wilmington, NC 28403	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY E. RUTHERFORD, TRUSTEE OF THE MARY E. RUTHERFORD REVOCABLE LIVING TRUST**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CHRISTOPHER ANTRY, SINGLE MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 586 on the Final Plat of Villages Riverwood, Section One, Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being the same property conveyed to Mary E. Rutherford, Trustee of Mary E. Rutherford Revocable Living Trust, by deed dated 05/25/2023, from Mary E. Rutherford, of record in Instrument No. 20230707-0051944, Register's Office for said County.

Also being the same property conveyed to Mary E. Rutherford, an unmarried woman, by deed dated 04/27/2017, from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20170428-0041831, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2120 Hickory Brook Drive, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 12 day of June, 2026.

The Mary E. Rutherford Revocable Living Trust

BY: Mary E Rutherford
Mary E. Rutherford, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary E. Rutherford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged Mary E. Rutherford to be the Trustee of the within named bargainor, The Mary E. Rutherford Revocable Living Trust, and that Mary E. Rutherford, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of The Mary E. Rutherford Revocable Living Trust by the said Mary E. Rutherford as such Trustee.

Witness my hand and official seal this 12th day of June, 2026.

My Commission Expires: 1-22-2029

Edward Faria
Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/12/26. (date of document).

Affiant Signature

6/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

