WARRANTY DEED

Karen Johnson Davidson County
Batch# 368630 **DEEDWARR**
03/06/2020 02:29:53 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20200306-0025610

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ren Jie Jin	NEW OWNER	
(NAME)	(NAME)	
7220 Holt Run Drive		180-02-0-A-042.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, We, **Charles R. Gamble and Rebel S. Gamble, Co-Trustees, Gamble Family Revocable Trust**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ren Jie Jin and Grace H. An, husband and wife,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 60, on the plan of SECTION 1, THE RIDGE AT STONE CREEK, of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Gamble and Rebel S. Gamble by Warranty Deed dated 08/22/2006 from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument 200608240104376, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles R. Gamble and Rebel S. Gamble, Co-Trustees, Gamble Family Revocable Trust by Quit Claim Deed dated 05/12/2014 from Charles R. Gamble and Rebel S. Gamble of record in Instrument 201405290046033, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters as set forth per plat of record in Instrument 20031027-0157621, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended of record in Instrument 200107190076875, as amended of record in Instrument 200207220087705, (3) Easement Agreement of record in Book 10716, Page 596, (4) Stormwater Detention Agreement of record in Instrument 200205280064318, (5) Quitclaim Deed to the Homeowner's Association of record in Instrument 201306110059043, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7220 Holt Run Drive, Nashville, TN 37211
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-CL20-7220

Effective the 28th day of February, 2020.

Gamble Family Revocable Trust

By: _____
Charles R. Gamble, Co-Trustee

By: _____
Rebel S. Gamble, Co-Trustee

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Gamble with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Co-Trustee of Gamble Family Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2020.

_____
Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebel S. Gamble with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Co-Trustee of Gamble Family Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2020.

_____
Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129