Return to: J TN 20 148
Rady Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6378

Karen Johnson Davidson County
Batch# 392706 DEEDWARR
04/28/2020 11:45:37 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20200428-0044209

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of March, 2020

Notary Public
My Commission Expires: 1-3-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TM Development Investors, LLC 1301 Dickerson Pike Nashville, TN 37207	New Owner	072-12-0-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sheryll Lynn Gamble, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TM Development Investors, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and 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. 115 on the Map showing the Subdivision of the Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said lot No. 115 fronts 50 feet on the south side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to James E. Gamble, Jr. and wife, Sheryll Lynn Gamble by Quitclaim Deed from James E. Gamble, Sr. and wife, Wanda Lee Gamble, dated December 2, 1997, recorded December 10, 1997, of record in Book 10715, page 961, Register's Office for Davidson County, Tennessee. The said James E. Gamble, Jr..having since died on May 8, 2019, property vesting in Sheryll Lynn Gamble by operation-of-law as sole surviving heir in the entirety.

This is improved property located at: **148 Piedmont Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2020.

GRANTOR:

Sheryll Lynn Gamble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheryll Lynn Gamble, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____