21-3975

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **300,000.00**. |
|---|---|
| Karen Johnson Davidson County<br>Batch# 704652 **DEEDWARR**<br>08/25/2021 01:44:09 PM 2 pgs<br>Fees: $13.00 Taxes: $1,110.00<br>20210825-0114937 | Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/19/2021**<br>Notary Public<br>MY COMMISSION EXPIRES: 2/22/22<br>(AFFIX SEAL) |

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3975

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Robert J. Sherr, III, an unmarried person** | **Finance of America Mortgage LLC ISAOA/ATIMA** | **086-07-0-147.00** |
| (NAME)<br>**1525 Market Square** | (NAME)<br>**1 West Elm Street, 1st Floor** | |
| (ADDRESS)<br>**Hermitage, TN, 37076** | (ADDRESS)<br>**Conshohocken, PA19428** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Jason B. Gambill and Megan P. Nolde Gambill, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J. Sherr, III, unmarried,** 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. 216, on the Plan of Jackson's Retreat, a Planned Unit Development, Phase V-A , of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

**Being the same property conveyed to Jason B. Gambill and Megan P. Nolde by Deed dated October 16, 2008 from Anthony S. Venable, Jr. and Melissa A. Venable, husband and wife, recorded October 27, 2008, in Instrument Number 20081027-0107108, in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1525 Market Square, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **August, 2021.**

Jason B. Gambill

Megan P. Nolde Gambill

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jason B. Gambill and Megan P. Nolde Gambill, a married couple**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **August, 2021.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY