Karen Johnson Davidson County
Batch# 717245 DEEDWARR
09/15/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20210915-0124114

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $359,000.00.

Affiant

Subscribed and sworn to before me, this 13TH day of SEPTEMBER, 2021.

Notary Public
My commission expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY Commission Expires 08-08-2022

Address of New Owner:	Send Tax Bills to:	Tax Information
JOSHUA BENNETT 262 TIMMONS STREET NASHVILLE, TN 37211	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707	11914006900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRIS D. GAMBILL, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **JOSHUA BENNETT AND RACHEL WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 2 OF BLOCK "D" ON THE PLAN OF WOODBINE COURTS, SECTION NO. 2, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOW:

BEGINNING IN THE NORTHERLY MARGIN OF TIMMONS AVENUE AT A POINT 251.1 FEET EAST OF THE NORTHEASTERLY INTERSECTION OF SIMMONS AVENUE AND EAST TIMMONS AVENUE, BEING THE COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE EASTERLY LINE OF LOT NO. 1, A DISTANCE OF 156.5 FEET IN A NORTHERLY DIRECTION, TO THE COMMON CORNER OF LOTS NOS. 1, 28, AND 29; THENCE EASTERLY WITH THE SOUTH LINE OF LOT NO. 28, A DISTANCE OF 75 FEET TO THE COMMON CORNER OF LOTS NOS. 28, 27 AND 3; THENCE SOUTHERLY WITH THE WEST LINE OF LOT NO. 3, A DISTANCE OF 156.5 FEET TO THE NORTHERLY MARGIN OF EAST TIMMONS AVENUE; THENCE WESTERLY WITH SAID MARGIN A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TRACY L. GAMBILL AND WIFE, IRIS D. GAMBILL BY DEED FROM EUGENE K. JENKINS, JR. AND WIFE, DONNA J. JENKINS DATED SEPTEMBER 30, 1981, OF RECORD IN BOOK 5801, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE PARTIES HAVING SINCE DIVORCED BY FINAL DECREE FILED IN DOCKET NO. 13-D637 FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM

DEED DATED MAY 15, 2013 OF RECORD IN INSTRUMENT NO. 20130515-0048836, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TRACY L. GAMBILL CONVEYED HIS INTEREST IN SUBJECT PROPERTY TO IRIS D. GAMBILL.

This property is improved property known as 262 Timmons Street, Nashville, TN 37211.

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.

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 assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 13th day of SEPTEMBER, 2021.

Iris D. Gambill

IRIS D. GAMBILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, IRIS D. GAMBILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 13th day of SEPTEMBER, 2021.

Notary Public

My Commission expires: 11/08/22

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202109150124114

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/14/2021 (date ~~of document~~).

Affiant Signature

09/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL