Karen Johnson Davidson County
Batch# 869045 DEEDWARR
06/09/2022 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220609-0065870

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cynthia McBride	Cynthia McBride	Parcel ID: 072-07-0-152.00
(NAME) 1240 Kenmore Place	(NAME) 1240 Kenmore Pl.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robin Gilbert, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cynthia McBride, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee to wit:

Being the easterly 50 feet of Lot No. 73 on the Map of Kenmore Place, of record in Book 332 Page 32 and 33, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said part of said Lot No. 73 fronts 50 feet on the southerly side of Warner Avenue and runs back between parallel lines 250 feet to a deadline.

Being the same property conveyed to Esther F. Rambo, By Warranty Deed from Marjorie Cassell, dated May 10, 2004 recorded May 11, 2004, of record in Instrument No. 20040511-0053658 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Esther F. Rambo and Connie P. Gilbert, as co-Trustees of The Rambo Joint Revocable Living Trust, U/A dated November 13, 1997, By Quitclaim Deed from Esther F. Rambo, a married

woman, dated December 29, 2014 recorded January 06, 2015, of record in Instrument No. 20150106-0001487 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Robin F. Gilbert, in individual, By Quitclaim Deed from Esther F. Rambo, a married woman, dated March 30, 2015 recorded April 02, 2015, of record in Instrument No. 20150402-0028501 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Robin Gilbert, By Quitclaim Deed from Connie P. Gilbert, in my capacity as Trustee of the Rambo Joint Revocable Trust executed on November 13, 1997 and as amended and restated on January 29, 2014, dated February 11, 2022 recorded March 17, 2022, of record in Instrument No. 20220317-0031329 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1240 Kenmore Place, Nashville, TN 37216

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. 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 our hands this 31st day of May, 2022.

Robin Gilbert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robin Gilbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2022.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 02/14/2026

Certificate of Authenticity

I, Tonya Loftin, 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 **May 31, 2022**.

Date

Tonya Loftin
Affiant Signature

June 2, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)