Karen Johnson Davidson County
Batch# 969579 DEEDWARR
02/13/2023 08:08:04 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20230213-0010079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: BS-CRE-23-324

06-NSH23-05354

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gregory Chase Prater 7585 Don Bruce Ct. Christina, TN 37037	NEW OWNER	043-09-0-359.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **BRENDA GABLE AND BRENDA GABLE AS CONSERVATOR FOR JUSTIN ALLEN GABLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gregory Chase Prater**, 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:

Land in Davidson County, Tennessee, being the east 60 feet of Lot No. 33, Block C on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 60 feet on the southerly side of Cumberland Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to James L. Gable, a married man by Warranty deed from Judy Wheeler Blankenship, married, Charlene Wheeler Dillon, married and Beryl R. Wheeler, a widow of record in Instrument No. 20020226-0024545 Register's Office for Davidson County, Tennessee, dated February 22, 2002 and recorded on February 26, 2002.

James L. Gable having since died intestate on September 4, 2021. Probate was filed in the Circuit Court Davidson County, Tennessee, Case No. 22P1630. The subject property vesting in Brenda Gable and Justin Gable as his sole heirs-at-law as evidenced by affidavits of heirship of record in Instrument No. 20220701-0076886 and 20230213-0010078, Register's Office for Davidson County, Tennessee.

The said Justin Allen Gable is subject to a conservatorship. Brenda Gable joins in this conveyance in her capacity as conservator for Justin Allen Gable, in order to convey his interest, per "Order Approving Sale of Real Property" in Docket No. 17P1437 in the Seventh Circuit Court for The Twentieth Judicial District Metropolitan Nashville/Davidson County Tennessee (Probate Division).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 324 Cumberland Ave, Madison, TN 37115

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 7th day of February, 2023

BY: Brenda Gable
Brenda Gable

BY: Brenda Gable Conservator for Justin Allen Gable
Brenda Gable, Conservator for Justin Allen Gable

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brenda Gable Heir at law of the Esate of James L. Gable, deceased, 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 within instrument for the purposes therein contained

Witness my hand and seal at Davidson County, Tennessee, this 7th day of February, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brenda Gable, Conservator for Justin Allen Gable, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Davidson County, Tennessee, this 7th day of February, 2023.

Notary Public

My commission expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY