Karen Johnson Davidson County
Batch# 979191 DEEDWARR
03/10/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $939.43
20230310-0017346

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 16514015000

NAME & ADDRESS OF NEW OWNER:
Wendoly Molina
4885 Peppertree Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHARLES R. GAMBLE AND STEPHANIE GAMBLE, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **WENDOLY MOLINA,** unmarried "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 119, on the Plan of Section 14, Peppertree Forest, as shown by plat appearing of record in Book 7900, page 501, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Charles R. Gamble and Stephanie Gamble, husband and wife, by Warranty Deed from Lisa B. Michinski fka Slate and Richard J. Michinski, dated May 26, 2017, appearing of record in Instrument No. 20170530-0053512, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4885 Peppertree Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7 day of March, 2023.

Charles R. Gamble

Stephanie Gamble

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~RUTHERFORD~~ Fulton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles R. Gamble and Stephanie Gamble, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7 day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 3-8-25

SARA MARTIN
Notary Public, Georgia
Dekalb County
My Commission Expires
March 08, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $253,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 9/23/25

NOTARY PUBLIC FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/7/23 (date of document).

Frank Roberts

3/8/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of March, 2023.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

