Karen Johnson Davidson County
Batch# 979231 DEEDWARR
03/10/2023 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230310-0017399

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:
07-06-26
(AFFIX SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-05485

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda Wright and Joseph Glenn Oyong 4840 Peppertree Dr Antioch, TN 37013	First Bank 722 Columbia Ave Franklin, TN 37064	176-01-0-057.00

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, **Janet Gambrell, married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph G. Oyong and Amanda Panpilat Wright, both unmarried, as joint tenants with right of survivorship**, 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 Lot No. 170 on the Plan of Peppertree Forest, Section 1 of record in Plat Book 6900, Page (s) 973 through 975, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet Gambrell by Warranty Deed from Norberto Lopez and Cynthia Robles, by and through their attorney-in-fact Blaine Goins as recorded in Instrument No. 20001109-0111732, of record in Instrument No. 20001109-0111733, Register's Office for Davidson County, Tennessee, dated November 07, 2000 and recorded on November 09, 2000. (Value of consideration shown in aforementioned deed $89,300.00.)

Janet Gambrell's husband, Danny Gambrell joins in the execution of this instrument for the purpose of conveying his marital interest.

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: 4840 Peppertree Dr, Antioch, TN 37013

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 9th day of March, 2023

Janet Gambrell

Janet Gambrell

Danny Gambrell

Danny Gambrell

STATE OF TENNESSEE

COUNTY OF Rutherford

Danny SMW

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janet Gambrell and ~~John~~ Gambrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 9th day of March, 2023.

Shelly M Walling

Notary Public

My Commission Expires: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

True Copy Certification

I, **Pam Autry,** 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 this the 9th day of March, 2023.

Affiant Signature
Date 03/09/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON