WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1.30.27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gamble Works, LLC	Gamble Works, LLC	053-16-0-047.01
(NAME) 4804 Wayside Drive	(NAME) 4804 Wayside Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Patsy Crook, an unmarried woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Gamble Works, LLC, a Tennessee Limited Liability Company***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 4th Civil District of Davidson County, and being part of Tract no 5 on the unrecorded plan of Life Casualty Insurance Company's Subdivision, near Old Hickory, and described according to a survey made by James A. Hamilton. Jr., dated october 19, 1964, as follows:

Beginning in the southerly margin of Rifle Range road, 90 feet from the northwest corner of the Sumner Property as of record in Book 989, page 214, Register's office for said County, thence with said Road, north 49 deg 43 min 50 sec west 150 feet; thence leaving said road, south 8 deg west 267.2 feet to an iron pin; thence south 81 deg 14 min 50 sec east 73 feet to an iron pin; thence north 23 deg 58 min 29 sec east 195.63 feet to the beginning. Being the same property conveyed to Patsy Ruth Moore by Deed from Dewey E. Moore and wife, Esther R. Moore, dated 08/26/1977, of record in Book 5193, Page 950, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patsy Crook, unmarried by Quitclaim Deed from Patsy Ruth Moore, unmarried, dated 02/20/2009, of record in Instrument 20090226-0016872, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 1031199 DEEDWARR
07/26/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20230726-0057768

202307260057768

unimproved ☐

This is improved ☒ 120 Rifle Range Road, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of July, 2023.

Patsy Crook

Patsy Crook

State of Kentucky
County of Kenton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patsy Crook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of July, 2023.

Robert Irving Dunbar

Notary Public: Robert Irving Dunbar
My Commission Expires: 8/11/2026

ROBERT IRVING DUNBAR
Notary Public, Kentucky State at Large
My Commission Expires Aug. 11, 2026
Notary ID# KYNP55540

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 July 24, 2023.

Tracey Trumphour
Affiant
Date: 7-24-2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of July, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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