Karen Johnson Davidson County
Batch# 1060462 DEEDWARR
10/13/2023 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20231013-0080380

Name and Address of New Owner:
Daniel Gamber and Jacqueline Anita Gamber
302 Cunniff Pkwy
Goodlettsville, TN 37072
Send Tax Bills To:
New Owner

Return To:
Gateway Title & Escrow, LLC
2721 Fairview Blvd., Suite 102
Fairview, TN 37062

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 033-14-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Luke Prins and Kristen Prins, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacqueline Anita Gamber and Daniel William Gamber, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Pleasant Hill of record in Plat Book 2900, Page 69, Register's Office for Davidson County, Tennessee.

Said lot fronts 214.78 feet on the North side of Cunniff Parkway, and runs back 216.7 feet on the West line and 229.6 feet on the East line to a dead line in the rear on which it measures 157.3 feet.

Being the same property conveyed to Luke Prins and Kristen Prins, husband and wife, by Warranty Deed from Janet Malone Tidwell, Michael Blair Malone, and Hollis Hudson Malone of record in Instrument No. 20150501-0039380 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on May 01, 2015

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of October, 2023.

_____(SEAL)
Luke Prins

_____(SEAL)
Kristen Prins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luke Prins and Kristen Prins, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of October, 2023.

STEVEN P. DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/7/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this
12th day of October, 2023.

_____
Notary Public
My commission expires: 3-24-2027

File No. GNT-23-2985

I, Emily Prophet, 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 10-12-23 (date of document).

Affiant Signature

10-12-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

