Karen Johnson Davidson County
Batch# 1063107 DEEDWARR
10/20/2023 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20231020-0082311

WARRANTY DEED

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Y-PR-23-2246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Menjivar	**Same as New Owner**	
(NAME) **1906 Greerson Drive**	(NAME)	**084-11-0-058-00**
(ADDRESS) **Murfreesboro, TN 37130**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **MELISSA GAMBLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID MENJIVAR, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 270 on the map of Maplecrest Subdivision, not of record. Said Lot No. 270 fronts 75 feet on the north side of Maplecrest Drive and runs back 150 feet on the east line and 149.9 feet on the west line to a dead line in the rear measuring 75 feet thereon.

Said Lot No. 270 begins at a point in the northerly margin of Maplecrest Drive, 180 feet westerly from a monument at the beginning of a curve in the northwesterly intersecting corner of Maplecrest Drive and Dennywood Drive; thence northwardly with the line between Lots 269 and 270, 150 feet to the common corner of Lots 269, 270, 302 and 303; thence westwardly with the line of Lot 302 and a portion of the line of Lot 301, 75 feet to a point, being the northwesterly corner of the lot herein described, and the northeasterly corner of Lot 271; thence southwardly with the line of Lot 271, 149.9 feet to a point in the margin of Maplecrest Drive; thence eastwardly with the margin of said drive 75 feet to the point of beginning.

Being the same property conveyed to Nancy Marie Keen, a single woman by Warranty Deed from Joel Stephen Keen of record in Instrument No. 20010221-0016395 Register's Office for Davidson County, Tennessee, dated February 16, 2001 and recorded on February 21, 2001.

Nancy Marie Keen died intestate July 26, 2020, her estate being administered through Davidson County Probate Court, Docket No. 21P954.

Being the same property conveyed to Melissa White and April Rodriguez by Personal Representative's Quitclaim Deed from Melissa White, for the Estate of Nancy Marie Keen of record in Instrument No. 20211129-0156900 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 29, 2021.

Being the same property conveyed to Melissa White by Quitclaim deed from April Rodriguez of record in Instrument No. 20220504-0051531 Register's Office for Davidson County, Tennessee, dated March 17, 2021 and recorded on May 4, 2022.

Melissa White having since married and is now known as Melissa Gamble.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid in full at closing.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2246 Maplecrest Drive, Nashville, Tennessee 37214-1751**.

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), their heirs and 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), 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/our hand(s) this the 18th DAY OF OCTOBER, 2023.

Melissa Gamble

Melissa Gamble

David Winston Gamble

David Winston Gamble

David Winston Gamble, spouse of Melissa Gamble, hereby joins in this conveyance and does transfer and convey any and all marital interest David Winston Gamble may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA GAMBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID WINSTON GAMBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Missy Zaleski *(custodian's name)*, 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 10-18-23 *(date of document)*.

Missy Zaleski 10-20-23

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 20th day of October, 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