This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4996-TM

Karen Johnson Davidson County
Batch# 1230249 DEEDWARR
01/27/2025 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,642.80
20250127-0005966

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $444,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2025.

Notary Public
My Commission Expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Williams and Charlotte Williams 508 Erna Court Antioch, TN 37013	New Owner	162 16 0D 052.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Dionne Gamble and Tammy Bednarzyk, Co-Conservators of Wyman A. Gamble, Jr., and Betty Jean Gamble, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Brandon Williams and Charlotte Williams, husband and wife** (individually and/or collectively, "Grantee"), 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. 6, on the Plan of SECTION THREE, HONEY BROOK SUBDIVISION, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, Pages 379 and 380, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wyman A. Gamble, Jr. and Wife, Betty Jean Gamble, by Warranty Deed from Barry Construction Company, a Tennessee Corporation, of record in Book 8960, Page 846, in the Register's Office of Davidson County, Tennessee, dated May 25, 1993, and recorded on May 27, 1993.

Dionne Gamble and Tammy Bednarzyk execute this instrument on behalf of Wyman A. Gamble, Jr. as Co-Conservators, as authorized by Order Appointing Co-Conservators, filed of record on September 24, 2024 in the Eighth Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 24P1413.

Dionne Gamble executes this instrument on behalf of and Betty Jean Gamble pursuant to that certain General Durable Power of Attorney of record in Instrument No. 20240716-0053297, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **508 Erna Court, Antioch, TN 37013.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 2025.

GRANTOR:

Wyman A. Gamble, Jr.

By: Dionne Gamble CO Conservator
Dionne Gamble, Co-Conservator

By: Tammy B Bednarzyk CO Conservator
Tammy Bednarzyk, Co-Conservator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dionne Gamble and Tammy Bednarzyk, Co-Conservators for Wyman A. Gamble, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of January, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Betty Gamble by Dionne Gamble attorney in fact
Betty Jean Gamble, by Dionne Gamble, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dionne Gamble, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Betty Jean Gamble and that she is authorized by Betty Jean Gamble to execute this instrument on her behalf..

WITNESS my hand and seal at office this 24th day of January, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

EXHIBIT "A"
TO Warranty Deed
From: Wyman A. Gamble, Jr. and Betty Jean Gamble
To: Brandon Williams and Charlotte Williams

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for Betty Jean Gamble.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by Betty Jean Gamble's death, disability, or capacity.

Further the Affiant Saith not.

Dionne Hambee
Affiant

WITNESS my hand and seal at office this 24th day of January, 2025.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

January 24, 2025.

Date

Affiant Signature

January 27, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of January, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON