Karen Johnson
Batch # 1263348
04/23/2025 09 41 30 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20250423-0031067

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF April, 2025

NOTARY PUBLIC
My Commission expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2028

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File 25030054

Address of New Owner	Send Tax Bills To:	Tax Information:
Kelly Christine Gamble 2170B Rock City Street Nashville, TN 37216	Same	072-11-0-504.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Christian Redl and Rebecca Redl, fka Rebecca Hamilton, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelly Christine Gamble, unmarried** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22-B on the Plan of Zone Lot Division, Lot 22, W.A. and R.R. Maxey Subdivision, of record in Book 6200, Page 374, amending Book 332, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christian Redl, an unmarried man, and Rebecca Hamilton, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Riggins Group, LLC, dated 09/10/2021 and recorded on 09/15/2021 in Instrument No. 20210915-0123598, Register's Office for Davidson County, Tennessee.

This is property generally located:
2170 B Rock City Street, Nashville, TN 37216

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 6200, Page 374, amending Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee.
3. Rights of others in and to party walls.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Christian Redl and Rebecca Redl** have caused this instrument to be executed, this the 22 day of April, 2025.

Christian Redl

Rebecca Redl

STATE OF _____
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Christian Redl and Rebecca Redl,** 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.

This the 22 day of April, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY