WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Karen Johnson Davidson County
Batch# 1269064 DEEDWARR
05/06/2025 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20250506-0035024

THIS INSTRUMENT WAS PREPARED BY
Caitlin Parker, Ark Title Group, LLC, 361 Mallory Station Road, Suite 108, Franklin, TN 37067

File No.: TN-25-00528

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dovydas Simanskis and Cecily Choi	Dovydas Simanskis and Cecily Choi	
(NAME) 804 Bradburn Village Way	(NAME) 804 Bradburn Village Way	164-06-0B-197.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Two Thousand Five Hundred And No/100 Dollars ($322,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SIERRA ROSE GAMBLE AND JONATHAN CONRAD GAMBLE, WIFE AND HUSBAND AND CONRAD E. GAMBLE AND CLAIRE GAMBLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOVYDAS SIMANSKIS AND CECILY CHOI,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 197, on the plan of The Townhomes of Bradbum Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradbum Village, of record in Instrument Number 20190605-0053811, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sierra Rose Gamble and Jonathan Conrad Gamble, wife and husband and Conrad E. Gamble, a married man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20200806-0087643 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 06, 2020.

unimproved ☐
This is improved ☒ property, known as 804 Bradburn Village Way, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Sierra Rose Gamble and Jonathan Conrad Gamble, wife and husband and Jonathan Conrad Gamble as attorney in fact for Conrad E. Gamble and Claire Gamble, husband and wife this 29 day of April, 2025.

Sierra Rose Gamble

Jonathan Conrad Gamble

Conrad E. Gamble by Jonathan Conrad Gamble his Attorney-In-Fact

Conrad E. Gamble by Jonathan Conrad Gamble as attorney in fact

Claire Gamble by Jonathan Conrad Gamble her Attorney-In-Fact

Claire Gamble by Jonathan Conrad Gamble as attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

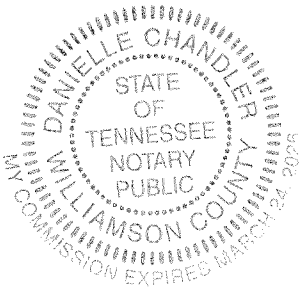
I, Danielle A Chandler, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Sierra Rose Gamble and Jonathan Conrad Gamble, Jonathan Conrad Gamble as attorney in fact for Conrad E. Gamble and Jonathan Conrad Gamble as attorney in fact for Claire Gamble, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of April, 2025.

Notary Public

My Commission Expires:

(SEAL)



Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 4/29/25 (date of document).

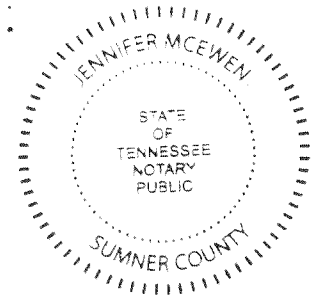
Affiant Signature

4/30/25
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 30th day of April, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL