Karen Johnson Davidson County
Batch# 1269312 DEEDWARR
05/06/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250506-0035389

# Warranty Deed

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|---|---|
| ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $500,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 1st day of May, 2025.<br><br>Notary Public<br><br>My commission expires: 12.2.28 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Lithideth Sirikoun and<br>Sarah Jean Worden | New Owner | 086-08-0-116.00 |
| 2133 Strombury Dr. | | |
| Hermitage, TN 37076 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON WILLIAM GABEL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LITHIDETH SIRIKOUN AND SARAH JEAN WORDEN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 340 on the Plan of Final PUD Plan of Planned Unit Development, Phase I, Camden Woods of record in Plat Book 6900, Page (s) 697 and 698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia A. Brownell, unmarried by Warranty Deed from John T. Featherstone and wife, Elizabeth M. Featherstone of record in Instrument No. 2001107-011597 Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on November 11, 2000.

Being the same property conveyed to Brandon William Gabel, a married man by Warranty Deed from Patricia A. Brownell, a single person of record in Instrument No. 20241007-0077767 Register's Office for Davidson County, Tennessee, dated October 03, 2024 and recorded on October 07, 2024.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2133 Strombury Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2025.

**Brandon William Gabel**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 1st day of May, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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 5/1/25.

Date

Affiant Signature

5/1/25

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY