THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.** Kathryn Nicole Kimball **Affiant** Subscribed and sworn to before me, this **12th day of May, 2025.** Jacqueline G Brown **Notary Public** **My commission expires:** 11-3-28

Karen Johnson Davidson County
Batch# 1272183 DEEDWARR
05/12/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250512-0037261

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathryn Nicole Kimball and **Hunter James Kimball** **1117 Wembley Drive** **Hermitage, TN 37076**	**Rocket Mortgage, LLC** **1050 Woodward Avenue** **Detroit, MI 48226**	**064 16 0C 036.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey Jeruh Riddle, Jr and Shaina Michelle Riddle, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Kathryn Nicole Kimball and Hunter James Kimball, wife and husband**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of SECTION TWO WEMBLEY DOWNS R8 RESIDENTIAL P.U.D., of record in Plat Book 7900, Page 363, Register's Office for said County.

Said Lot No. 25 fronts 46.52 feet on the Southerly margin of Wembley Drive and extends back 112.91 feet on the Easterly line and 113.21 feet on the Westerly line to a dead line in the rear measuring 32.40 feet thereon.

Being the same property conveyed to Jeffrey Jeruh Riddle, Jr. and Shaina Michelle Riddle, husband and wife, by Warranty Deed from The Estate of Gayle Lee Price, Michael Lee Price, unmarried and Derrick Lee Price, married, of record in Instrument No. 20230223-0012911, in the Register's Office of Davidson County, Tennessee, dated February 23, 2023, and recorded on February 23, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1117 Wembley Drive, Hermitage, TN 37076**.

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 in 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.

Witness my/our hand(s) this **12th day of May, 2025.**

Jeffrey Jeruh Riddle, Jr

Shaina Michelle Riddle

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~SUMNER~~ Jefferson

On this 9 day of May, 2025, before me personally appeared Jeffrey Jeruh Riddle, Jr and Shaina Michelle Riddle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of May, 2025.

Notary Signature
My commission expires:

Colleen E. Balderson
Notary Public, ID KYNP59284
State at Large, Kentucky
My Commission Expires on Oct. 9, 2026

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 5/8/25 (date of document).

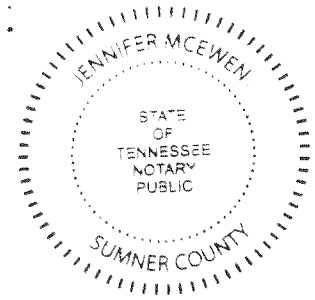
Affiant Signature

5/8/25
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 8th day of May, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL