Please Return to:
agnolia Title & Escrow
104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1305754 DEEDWARR
08/04/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,834.09
20250804-0061490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Lucas Ervin Gamble and Celeste Gamble	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
913 Silkwood Circle	**2160 Superior Avenue**	**156 05 0A 021.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Cleveland, OH 44114**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KYLE K. HENDRICKSON AND ERIN N. HENDRICKSON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LUCAS ERVIN GAMBLE AND CELESTE GAMBLE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 21 on the PLAN OF HARPETH VILLAGE PUD, SECTION 2, PHASE 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for HARPETH VILLAGE, of record in Instrument No.20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for HARPETH VILLAGE P.U.D. of record in Instrument No.20090123-0006190, as being Amended in Instrument No. 20161006-0105961, Instrument No. 20180214-0014615, 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 Kyle K. Hendrickson and Erin N. Hendrickson, husband and wife, by Warranty Deed from Danco Development Inc. dba Franklin Heritage Homes, of record in Instrument No. 20160624-0064991, in the Register's Office of Davidson County, Tennessee, dated June 24, 2016, and recorded on June 24, 2016.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT HARPETH VILLAGE, as recorded in Instrument No. 20051227-0153838.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VILLAGE P.U.D., as recorded in Instrument No. 20060505-0052434.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF OPEN SPACE (MINOR SUBDIVISION) HARPETH VILLAGE P.U.D., as recorded in Instrument No. 20080618-0062694.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060823-0104009, as Amended in Instrument No. 20070827-0102786; Instrument No. 20070117-0007067.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070117-0007069 and Instrument No. 20070507-0054445.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090121-0005246 and Addendum recorded in Instrument No. 20090123-0006190; as Amended in Instrument No. 20161006-0105961 and Instrument No. 20180214-0014615.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5653, Page 679 and Book 6044, Page 104.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No.

20070829-0103594.
* Easement for Right of Way, recorded in Instrument No. 20081107-0110815.
* Easement recorded in Instrument No. 20100401-0024501.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151714.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070829-0103726.
* By-Laws for Harpeth Village Homeowners Association, Inc. recorded as Instrument No. 20090121-0005247, as Amended in Instrument No. 20161006-0105962.
* Agreement for Dedication of Public Utilities Easements and Abandonment of Existing Easement as set forth in Instrument No. 20000510-0047300.
* Conveyance of Open Space to Biltmore Development LLC in Instrument No. 20080626-0066101.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **913 Silkwood Circle, Nashville, TN 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 31st day of July, 2025.

Kyle K. Hendrickson

Erin N. Hendrickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2025, before me personally appeared Kyle K. Hendrickson, 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 31st day of July, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 31st day of July, 2025, before me personally appeared Erin N. Hendrickson, 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 31st day of July, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 July 31, 2025.

Date

Affiant Signature

July 31, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of July, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)