Karen Johnson Davidson County
Batch# 1308895 DEEDWARR
08/12/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250812-0064108

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

LR-DR-25-7940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dale L. Robble and Kelly A. Robble	**Same as New Owner**	
(NAME) **7940 Saddle Ridge Trace**	(NAME)	**127-00-0-225.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, **GARY LEE ROBBLE AND WIFE, THELMA M. ROBBLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALE L. ROBBLE AND WIFE, KELLY A. ROBBLE,** 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 Lot No. 35 on the Plan of Section Two, Saddle Ridge, of record in Book 5200, pages 366 and 367, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Saddle Ridge Trace, said point being the common corner between Lot No. 34 and Lot No. 35 on said plan; thence South 38 degrees 07 minutes 00 seconds West 182.13 feet to a point; thence North 49 degrees 02 Minutes 00 Seconds West 132.02 feet to a point; thence North 51 degrees 36 minutes 55 Seconds West 96.50 feet to a point; thence North 54 degree 04 Minutes 10 Seconds West 103.32 feet to a point; thence North 48 degrees 38 minutes 10 Seconds West 115.14 feet to a point; thence North 40 degrees 19 Minutes 31 Seconds East 37,04 feet to a point in the southwesterly margin of Saddle Ridge Court; thence with the margin of same around a slight curve to the left 243.98 feet to a point; thence continuing with the southwesterly margin of Saddle Ridge Court North 73 degree 34 Minutes 01 Seconds East 80.00 feet to the beginning of a curve; thence around said curve 35.99 feet to a point; thence along the westerly margin of Saddle Ridge Trace, around a slight curve to the left 163.34 feet to the point of beginning.

Being the same property conveyed to Gary Lee Robble and wife, Thelma M. Robble by Special Warranty Deed from Marine Midland Mortgage Corporation of record in Book 8954, Page 545, Register's Office for Davidson County, Tennessee, dated April 13, 1993 and recorded on May 20, 1993.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 366 and 367, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7940 Saddle Ridge Trace, Nashville, Tennessee 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 8th DAY OF AUGUST, 2025.

Gary Lee Robble

Thelma M. Robble
By: Gary Lee Robble, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of August, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY LEE ROBBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for THELMA M. ROBBLE, and is authorized by THELMA M. ROBBLE to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.:202508120064107, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 8th of August, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Logan Bell, 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 8/8/25 (date of document).

Affiant Signature

Date 8/8/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5.16.29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY