Karen Johnson Davidson County
Batch# 1366087 DEEDWARR
01/06/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260106-0000855

Warranty Deed

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $605,000.00. Affiant Subscribed and sworn to before me, this the 31st day of December, 2025. Notary Public My commission expires: 12/16/2028

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:
Brian Gammenthaler	Brian Gammenthaler New Owner(s)	073-09-0-202.00
79 South Player Crest Circle	79 South Player Crest Cir.	
The Woodlands, TX 77382	The Woodlands, TX 77382	

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, **INSTANT CASH HOME OFFERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN GAMMENTHALER, UNMARRIED,** 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. 31 on the Plan of Henderson Gardens, Section I of record in Plat Book 2900, Page 75, 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 Albert L. Hunt, Sr. and wife, Shannon H. Hunt by Warranty Deed from Gary S. Griggs and wife, Donna E. Griggs of record in Book 4843, Page 469, Register's Office for Davidson County, Tennessee, dated July 22, 1974 and recorded on August 15, 1974.

Said Shannon H. Hunt having deceased on or about November 1, 2024, vesting Albert L. Hunt, Sr. as surviving tenant.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Albert L. Hunt, Sr of record in Instrument No. 20250311-0018353 Register's Office for Davidson County, Tennessee, dated March 07, 2025 and recorded on March 11, 2025.

Being the same property conveyed to Instant Cash Home Offers LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20250311-0018479 Register's Office for Davidson County, Tennessee, dated March 07, 2025 and recorded on March 11, 2025.

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

The address of the herein described property is believed to be 1807 Willow Springs Drive, Nashville, TN 37216, 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 31st day of December, 2025.

Instant Cash Home Offers LLC, a Tennessee Limited Liability Company

By: _____
Drew Gaw, Authorized Member

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 Drew Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Instant Cash Home Offers LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ~~30th~~ 29th day of December, 2025.

_____
Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Certificate of Authenticity

I, Alex McDaniel 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 12/29/2025 (date of document).

Affiant Signature

Date 12/29/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

