Karen Johnson Davidson County
Batch# 1482644 DEEDWARR
10/09/2026 08:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20261009-0092793

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64610

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nashville Metro Holdings, LLC	New Owner 633 Elaine Drive Nashville TN 37211

TAX MAP PARCEL NUMBERS: 132 16 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly N. Gamble**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nashville Metro Holdings, Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 616 on the Plan of Caldwell Hall, Section Seven of record in Book 3300, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly N. Gamble, unmarried, by Warranty Deed from Hal Edward Sauer, unmarried, dated May 28, 2009, and recorded on May 29, 2009, of record in Instrument No. 20090529-0049475, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as in the last deed of record.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan of record in Book 3300, page 19, said Register's Office; All restrictions of record; All easements of record; All visible easements; All applicable governmental and zoning regulations.

This instrument is executed on behalf of Beverly N. Gamblebeing one and the same person as Beverly Ann Nash Gamble, by Jane Kennedy pursuant to a Power of Attorney executed by her on the 16th day of June, 2017, of record in Instrument No. 202610090092792, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 633 Elaine Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2026.

Beverly N. Gamble By Jane Kennedy, Attorney-in-fact

Beverly N. Gamble
By Jane Kennedy, 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, the within named, **Jane Kennedy** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Beverly N. Gamble**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2026.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

My Commission Expires: _____

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 385,500.00 .

Affiant

Sworn and subscribed before me this 5th day of October, 2026.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: 3/9/27

EXHIBIT "A"
To
Warranty Deed

FROM: Beverly N. Gamble

TO: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jane Kennedy

Jane Kennedy, Affiant

Sworn to and subscribed before me this 31st day of August, 2026.

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Certificate of Authenticity

I, Nick Harris, 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 **August 31, 2026**.

Affiant Signature

08/31/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31st** day of **August**, 20___.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY