JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $317,000.00. Affiant Subscribed and sworn to before me, this 24 day of April, 2020. Notary Public My commission expires: 11.20.21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 399457 **DEEDWARR**
05/13/2020 09:29:27 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20200513-0049487

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tony Micah Lambert and Leslie Meranda Qualls-Lambert	Paramount Residential Mtg. Group	173-09-0A-286.00-CO
7093 Sunnywood Drive	1265 Corona Pointe Ct. Ste 301	
Nashville, TN 37211	Corona, CA 92879	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sadie S. Kelley, aka Sadie Kelley, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tony Micah Lambert and Leslie Meranda Qualls-Lambert, A Husband and Wife

(hereinafter called the "Grantee"), their 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. 278 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 Sadie S. Kelley aka Sadie Kelley, unmarried by Warranty deed from Tim Bohan and wife, Virginia Bohan of record in Instrument No. 20141027-0099067 Register's Office for Davidson County, Tennessee.

This is improved property known as **7093 Sunnywood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds them self, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24 day of April, 2020.

Sadie S. Kelley

Sadie S. Kelley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sadie S. Kelley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24 day of April, 2020.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000098-524