This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $306,000.00.

Luis Cabrera Dubon
Affiant

Subscribed and sworn before me this the 20th day of August, 2020.

Notary Public
My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luis Cabrera Dubon	Luis Cabrera Dubon	053-13-0 126.00
516 Mae Terrace	516 Mae Terrace	
Madison, TN 37115	Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. LAMBERT AND WIFE, JANICE F. LAMBERT,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LUIS CABRERA DUBON AND EVELYN C. ORTIZ,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Kimbolton, Phase II of record in Plat Book 6900, Page 792 through, 794 inclusive, 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 James R. Lambert and wife, Janice F. Lambert, by deed from Phillips Builders, Inc., dated 03/04/1994, of record in Book 9273, page 576, said Register's Office.

Subject to all Easements and Restrictions of record.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 792 through 794, Inclusive, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 655 and amended in Book 7464, Page 969 and in Book 7799, Page 50, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Homeowners Association Resolution of record in Instrument Number 20060126-0009811, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 516 Mae Terrace, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 461728 DEEDWARR
08/21/2020 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20200821-0094532

Witness my hand this the 20th day of August, 2020.

James R. Lambert

Janice F. Lambert

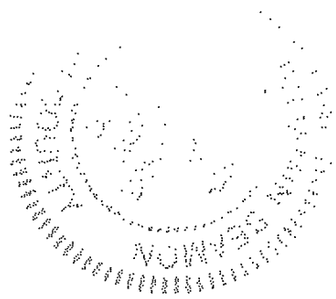
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James R. Lambert and Janice F. Lambert,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2020.

My commission expires: 7-6-22

Notary Public



Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21