Karen Johnson Davidson County
Batch# 485964 DEEDWARR
09/30/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20200930-0112407

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2769

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of September, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marjorie Rossell Ortega and Jose Antonio Carrillo Prato 405 33rd Avenue North Nashville, TN 37209	Ameris Bank ISAOA-ATIMA 1800 Parkway Place Suite 820 Marietta, GA 30067	092-09-0-336.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Daniel R. Lambert and Melanie D. Lambert, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marjorie Rossell Ortega and Jose Antonio Carrillo Prato, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 2 on the Plan of Resubdivision Lots 41 and 42, Wilcox Property of record in Plat at Instrument No. 20141216-0115020, 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 Derrick Henry, unmarried by Warranty deed from Rice Property Management, LLC, a Tennessee limited liability company of record in Instrument No. 20170612-0058596 Register's Office for Davidson County, Tennessee, dated June 06, 2017 and recorded on June 12, 2017.

Being the same property conveyed to Daniel R. Lambert and Melanie D. Lambert, husband and wife by

Warranty deed from Derrick Henry, unmarried of record in Instrument No. 20190812-0080153 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 12, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 405 33rd Avenue North, Nashville, TN 37209

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of September, 2020.

Daniel R. Lambert

Melanie D. Lambert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel R. Lambert and Melanie D. Lambert** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of September, 2020.

BRETT MONTGOMERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 7/29/2024
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 7/29/2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021