WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #185
Nashville, TN. 37203
File No. 1-10374-AP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 564602 DEEDWARR
01/29/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210129-0013628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Jeremy Hubbard Lyons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF January, 2021.

Jim Myers
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Range Construction, LLC	New owner	
(NAME)	(NAME)	131 12 0 004.00
6437 Bresslyn Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DARRELL T. LAMBERT AND DEBORAH H. LAMBERT AND ALLISON E. LAMBERT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANGE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Lot 12, Lea - Gran Estates, as shown on plat of record in Plat Book 2083, Page 88, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darrell T. Lambert and Deborah H. Lambert, husband and wife and Allison E. Lambert, unmarried, as tenants in common with right of survivorship, by Warranty Deed from James Michael Barnett, married and Gloria Jean Barnett, unmarried, of record in Instrument No. 20201201-0139395, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020 and recorded on December 01, 2020.

Being the same property conveyed to Arnold Barnett and wife, Bonnie M. Barnett, by Warranty Deed from Joe L. Hooper and wife, Mildred B. Hooper, of record in Book 6908, Page 937, in the Register's Office of Davidson County, Tennessee, dated July 01, 1986, and recorded on July 07, 1986. Arnold Barnett died on March 11, 1992, leaving Bonnie M. Barnett as sole surviving tenant by the entirety. Bonnie M. Barnett died on February 17, 2020. James Michael Barnett and Gloria Jean Barnett are the devisees under the Will of Bonnie M. Barnett probated under Docket No. 20P-392, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 28th day of January, 2021.

DARRELL T. LAMBERT

DEBORAH H. LAMBERT

ALLISON E. LAMBERT

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 Darrell T. Lambert and Deborah H. Lambert, and Allison E. Lambert, the bargainors, 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 this 28th day of January, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

