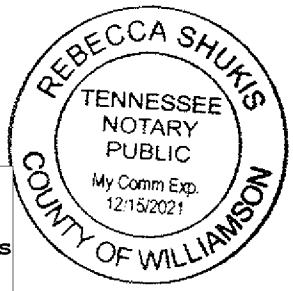
WARRANTY DEED



Karen Johnson Davidson County
Batch# 584971 DEEDWARR
03/04/2021 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210304-0028715

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellen Susanne Lambert	New Owner	072130K00100CO
(NAME)	(NAME)	
934 Cahal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Allthingsrpossible, LLC, a Tennessee Limited Liability Company, a Dissolved LLC and Philip A. Meiss and Melissa Kay Meiss, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ellen Susanne Lambert, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the plan of Townhomes at 934 Cahal Avenue, as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for Townhomes at 934 Cahal Avenue, a Horizontal Property Regime with private Elements, of record in Instrument Number 20150817-0082665, 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 Philip A. Meiss and Melissa Kay Meiss, husband and wife by Warranty Deed from D226, LLC, a Tennessee limited liability company, dated 05/17/2016 and recorded 05/18/2016, of record in Instrument 201605180049787, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allthingsrpossible LLC, a Tennessee limited liability company by Quitclaim Deed from Philip A. Meiss and Melissa Kay Meiss, husband and wife, dated 07/16/2016 and recorded 07/29/2016, of record in Instrument 201607290078159, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 934 Cahal Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1 day of March, 2021.

Allthingsrpossible, LLC, a Tennessee Limited Liability Company

By: _____
Philip A. Meiss

By: _____
Melissa Kay Meiss

_____
Philip A. Meiss

_____
Melissa Kay Meiss

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip A. Meiss and Melissa Kay Meiss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Members the within named bargainor, a Allthingsrpossible LLC, a Tennessee Limited Liability Company, and that he/she as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Philip A Meiss and Melissa Kay Meiss, as such members.

Witness my hand and Official seal this 1st day of March, 2021.

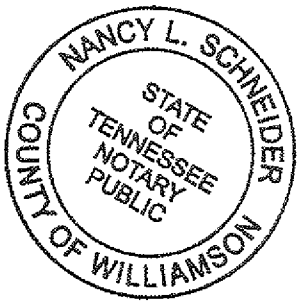
_____
Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Personally appeared before me Philip A. Meiss and Melissa Kay Meiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

Witness my hand and Official seal this 1st day of March, 2021.



Notary Public

My Commission Expires: 3/25/23

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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