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 $622,000.00.

Affiant

Subscribed and sworn before me this the 7th day of May, 2021.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 632989 DEEDWARR
05/11/2021 10:31:09 AM 2 pgs
Fees: $13.00 Taxes: $2,301.40

20210511-0063172

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| John A. Lambert and Ginger D. Lambert<br>3902 Rhodes drive<br>Pasadena, TX 77505 | New owner | 093-06-0A 129.00 |

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, JASON B. GRIDER AND JONATHAN B. GRIDER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN A. LAMBERT AND GINGER D. LAMBERT, HUSBAND AND WIFE, 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 Unit No. 1016, on the Horizontal Property Regime for Encore, a Master Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929 and Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Jason B. Grider and Jonathan B. Grider, as joint tenants with right of survivorship, by deed dated 08/02/2017, from Nelson Palacios, unmarried, of record in Instrument No. 20170804-0079735, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 301 Demonbreun St # 1016, Nashville, TN 37201.

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.

Witness my hand this the 7th day of May, 2021.

Jason B. Grider

Jonathan B. Grider

STATE OF Kentucky
COUNTY OF Russell

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason B. Grider and Jonathan B. Grider, 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 7th day of May, 2021.

My commission expires: August 7, 2022

Ambria Hites #604371
Notary Public

AMBRIA HITES
NOTARY
PUBLIC
STATE AT LARGE, KENTUCKY