Karen Johnson Davidson County
Batch# 647048 DEEDWARR
06/01/2021 12:18:46 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20210601-0073062

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenda C. Lambert, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lindsey Maurice Lambert, single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in the Second Civil Dristrict of Davidson County, Tennessee, being Lot No. 34 on the Plan of Curreywood Acres, Section 1, of record in Book 2133, page 109 and 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts a total of 244 feet on the northeasterly margin of Vinson Drive along a curve. and extends back 260 feet on the northerly side and 267.8 feet on the southeasterly side to a dead line in the rear measuring 50 feet.

Being the same property conveyed to J.B. Collins, Sr. and wife, Pearl P. Collins, by deed dated January 10, 1960, and recorded January 10, 1960, from E.C. Vinson and wife, Mary Y. Vinson, of record in Book 3465, page 541, and being further conveyed to Thomas J. Lambert and wife, Brenda C. Lambert, by deed dated February 12, 2007, and recorded February 13, 2007, from John B. Collins, Jr. and Brenda C. Lambert, of record in Instrument Number 20070213-0018477, Register's Office for Davidson County, Tennessee. Thomas J. Lambert died on August 3, 2011, leaving Brenda C. Lambert as sole tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 517 Vinson Drive, Nashville, TN 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Lindsey Maurice Lambert 517 Vinson Drive Nashville, TN 37217	Bank of Tennessee P.O. Box 4980 Johnson City, TN 37604	134-01-0-019.00

WITNESS THE EXECUTION HEREOF this 28th day of May, 2021.

Brenda C. Lambert

State of Tennessee)
County of Davidson)

On this 28th day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brenda C. Lambert, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 225,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of May, 2021.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON