Name and Address of New Owner:
Jennifer Goodman
252 Timmons Street
Nashville, TN 37211

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 689353 DEEDWARR
08/03/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20210803-0104184

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 119-14-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph L. Lamberson and Kaley E. Lamberson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer R. Goodman, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, more particularly described as follows:

BEING the easterly 55.6 feet front and 56.9 feet rear of Lot No. 7 and the westerly 19.4 feet front and 18.1 feet rear of Lot No. 8 of Block "D" on the Plan of Woodbine Courts, Section No. 7, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the northerly margin of East Timmons Avenue at the southwest corner of the property conveyed to England G. Martin and wife by deed from C.W. Talley and wife, of record in Book 1372, page 401, Register's Office for said County; thence with said Martin's westerly line, northwardly 156.5 feet to the southerly line of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 23 westwardly 75 feet to the northeast corner of the property conveyed to Johnnie E. Miller and wife, by deed from Geo. D Waller and wife, of record in Book 1415, page 149, said Register's Office; thence with said Millers easterly line, southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with said Avenue, eastwardly 75 feet to the beginning.

Being the same property conveyed to Joseph L. Lamberson and Kaley E. Lamberson, husband and wife, by Warranty Deed from Patricia J. Callahan, an unmarried woman, of record in Instrument No. 20161014-0108793, Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 14, 2016. (Value or consideration shown in aforementioned deed $265,000.00.)

Being also known as 252 Timmons Street, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2021.

(SEAL)
Joseph L. Lamberson

(SEAL)
Kaley E. Lamberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Lane Lamberson and Kaley Elizabeth Lamberson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $362,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of July, 2021.

Notary Public
My commission expires: 1/3/2025

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. 2021-1739

202108030104184

Tennessee Certification of Electronic Document

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021 (date of document).

Affiant Signature

July 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/7/21

NOTARY'S SEAL

