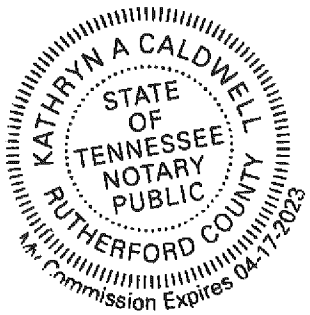



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $419,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of August, 2021.

NOTARY PUBLIC

My commission expires: 4/17/2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Brad Lamb (NAME) | Pinnacle Bank (NAME) | 173-09-0A-457.00-CO |
| 8684 Gauphin Place (ADDRESS) | 150 3rd Ave South (ADDRESS) | |
| Nashville, TN 37211 | Suite 1000 Nashville, TN 37201 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kerri Thomas Backer, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Bradford Lamb, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 396 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No. 20050112-0004530, 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 Kerri M. Thomas, unmarried by Warranty deed from William Comly Peterson and Amanda K. Petersen Husband and wife of record in Instrument No. 20101102-0087646 Register's Office for Davidson County, Tennessee, dated June 13, 2010 and recorded on November 02, 2010.

The said Kerri M. Thomas having since married and is now known as Kerri Thomas Backer.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 8684 Gauphin Place, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the



Karen Johnson Davidson County
Batch# 694210 DEEDWARR
08/10/2021 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20210810-0108007

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of August, 2021.

Kerri M. Thomas

~~Kerri Thomas Backer~~ Kerri M. Thomas

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerri Thomas Backer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of August, 2021.

_____
Notary Public
My Commission Expires:

Clear/Reset

WELLS FARGO

# All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

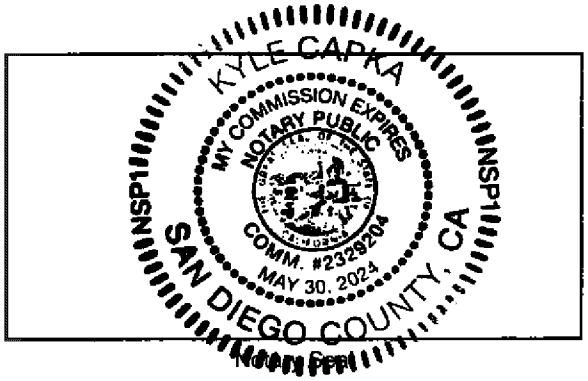
State of California

County of **San Diego**

On **08/04/2021** before me, **Kyle Capka, Notary Public** (here insert name and title of the officer),

personally appeared **Kerri M. Thomas**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.




I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kyle Capka

**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document **Warranty Deed**

Document Date **08/05/2021** Number of Pages **2**

Signer(s) Other Than Named Above **NA**

Account Number (if applicable) **NA**

FO01-000DSG5350CA-01

DSG5350CA/595577 (Rev 05 - 05/21)

202108100108007

Certificate of Authenticity

I, Kathryn A. Caldwell, 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 August 6, 2021.

Date

Affiant Signature

8/6/2021

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 6th day of August, 2021.

Notary's Signature

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11-20-21

Date

Notary's Seal (if on paper)