This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3809**

Karen Johnson Davidson County
Batch# 715239 **DEEDWARR**
09/14/2021 10:23:44 AM 2 pgs
Fees: $13.00 Taxes: $2,947.98

20210914-0122920

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William Lamb and Valery Lamb, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Kimberly Kayser Mays and Ramos Merlin Mays, wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section One, West Meade Estates of record in Plat Book 2663, Page 110, 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 William Lamb, an unmarried man by Warranty deed from George Yanok and Laura Hill, husband and wife of record in Instrument No. 20160701-0067415 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 01, 2016.

Valery Lamb joins in this conveyance in order to convey any marital interest she may have in and to said property.

This is improved property also known as 6330 Torrington Road, Nashville, Tennessee 37205.

Map and Parcel: 0931302700

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

Valery Lamb joins in this conveyance in order to convey any marital interest she may have in and to said property.

WITNESS Grantor's hand this the 10th day of May, 2021.

William Lamb -Grantor

Valery Lamb -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Lamb and Valery Lamb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10 day of May, 2021.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$796,750.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 19th day of May, 2021.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires: 11-24-2024

Grantee(s) Name, Address:	Send Tax Statement To:
Ramos Merlin Mays and Kimberly Kayser Mays	NEW OWNER
6330 Torrington Road	
Nashville, TN 37205	