Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-21-4602A

Karen Johnson Davidson County
Batch# 726888 DEEDWARR
09/29/2021 12:12:38 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210929-0131040

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937294**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Aubrey Kathryn Lamb Affiant Subscribed and sworn to before me, this 23rd day of September, 2021. Notary Public My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Taylor Lamb and Aubrey Lamb 4602A Wyoming Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 04 0G 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rami Perry, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Everett Lamb and Aubrey Kathryn Lamb, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 1 as shown on the site plan attached to Master Deed of 4602 Wyoming Condominiums of Record in Instrument Number 20051018-0125634, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Rami Perry, a married woman, by Quitclaim Deed from Rami Perry, who acquired title as unmarried woman, of record in Instrument No. 20200504-0046231, in the Register's Office of Davidson County, Tennessee, dated April 21, 2020 and recorded on May 04, 2020.

Being the same property conveyed to Rami Perry, "unmarried woman", by Warranty Deed from Elizabeth Nohsey n/k/a Elizabeth Riggsbee and husband, Barry Riggsbee, of record in Instrument No. 20100326-0022602, in the Register's Office of Davidson County, Tennessee, dated March 24, 2010 and recorded on March 26, 2010.

William Hammond joins in the signing of this instrument to convey any interest he has in the subject property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4602 Wyoming Condominium of record in Instrument No. 20051018-0125634.

This is improved property located at 4602A Wyoming Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2021.

Rami Perry

William Hammond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of September, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024