RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-1451-2021

Karen Johnson Davidson County
Batch# 730251 DEEDWARR
10/05/2021 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,261.70
20211005-0133807

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of Aug 2021

NOTARY PUBLIC

My commission expires: 11-8-21

GREG FAIRSETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antwan Vanlier 1508 Constitution Ave. Nashville TN 37207	Same address as new owner	041-06-0A-038-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY ONE THOUSAND AND 00/100 Dollars ($341,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RONALD B. LAMBERT AND ROBBIN LAMBERT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANTWAN J. VANLIER**, unmarried man, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38, Final Plat of Liberty Place Subdivision, as shown on plat of record in Instrument No. 20060606-0066841, as amended by that certain Surveyor's Certificate of Correction recorded at Instrument No. 20060614-0070620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald B. Lambert and Robbin Lambert, husband and wife from Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed dated 05/11/2007 and recorded 05/21/2007 in Instrument No. 20070521-0060115, Register's Office of said County.

The address of the herein described property is believed to be 1508 Constitution Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

WITNESS MY/OUR HANDS, this 17th day of August, 2021

GRANTOR(S)

Ronald B. Lambert

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Ronald B. Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17 day of August, 2021.

PEGGY E. BROWN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/09/2022
COUNTY OF DAVIDSON

Notary Public

Peggy E. Brown

Printed Notary Name

My commission expires: 07/09/22

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of August, 2021

GRANTOR(S)

Robbin Lambert

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Johnston

Personally appeared before me, a Notary Public, Robbin Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of August, 2021.

Notary Public

REGINALD BALDWIN
NOTARY PUBLIC
DURHAM COUNTY, NC

Printed Notary Name

My commission expires: 3-18-25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8.17.21 (date of document).

Connie Taylor
Affiant Signature

8.17.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

