WARRANTY DEED

Karen Johnson Davidson County
Batch# 771274 DEEDWARR
12/09/2021 03:00:20 PM 2 pgs
Fees: $13.00 Taxes: $1,563.25

20211209-0163628

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dakota M Landis	Dakota M Landis	029 00 0 357.00;
(NAME)	(NAME)	
4211 Bernard Road	4211 Bernard Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **David Allen Lambert, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey **unto Dakota M Landis, an unmarried man** hereinafter called the GRANTEE, his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot Number 2, on the Final Plat of the Doyle Gene Vanderford Property, of record in Plat Book 7900, Page 358, Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2:
Land in Davidson County, Tennessee, being a portion of Lot Number 4, Buck Branch Estates, of record in Plat Book 5050, Page 66, Register of Deeds Office for Davidson County, Tennessee, and more particularly described, to-wit:

Beginning at an iron pin old, being the northeast most corner of this tract and also being a corner to Tract 2 of the Charles A. Newman property and in the line of Richardson; thence leaving Tract 2 with the line of Richardson, South 04 deg. 30 min. 01 sec. East 212.58 feet to a concrete monument; thence South 04 deg. 30 min. 01 sec. East 570.42 feet to a point in the center of Buck Branch, being in the line of Holland; thence with Holland and the center of Buck Branch for the next 5 calls: North 80 deg. 35 min, 01 sec. West 37,00 feet to a point; thence North 52 deg. 45 min. 01 sec. West 110.00 feet to a point; thence North 29 deg. 45 min. 01 sec. West 90.00 feet to a point; thence North 51 deg. 30 min. 01 sec. West 120.00 feet to a point; thence North 32 deg. 30 min. 01 sec. West 42.42 feet to a point, being a corner to Tract 2 of the Charles A. Newman property; thence with the line of Tract 2, North 23 deg. 19 min. 50 sec. East 565.58 feet to the point of beginning, containing 2.50 acres, more or less, according to a survey prepared by Steven Michael Holland, Tennessee Registered Land Surveyor, License Number 2337, dated 11/5/2007 and shown as drawing number 071105.

Being the same property conveyed to David Allen Lambert II, unmarried by Warranty Deed from Delma R. Perry, Jr. and Angela Perry, husband and wife, dated 05/22/2019 and recorded 05/31/2019, of record in Instrument

Return to:
[illegible]
Y-CRS-21-4211

201905310051751 and Affidavit of Scrivener's Error of record in Instrument 201906210060193, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5050, Page 66, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 7900, Page 358, in the Register's Office for Davidson County, Tennessee. Grant of Easement for Ingress and Egress of recorded in Instrument 201006230049149, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4211 Bernard Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 1st day of December, 2021.

David Allen Lambert

State of ~~Tennessee~~ Ohio HWG 12/1/2021
County of ~~Wilson~~ Franklin HWG 12/1/2021

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Allen Lambert, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of December, 2021.

Howard W. Simpson

Notary Public:
My Commission Expires: 30 Nov 2023

NOTARIAL SEAL STATE OF OHIO

HOWARD W. SIMPSON
Notary Public, State of Ohio
My Commission Expires
11-30-2023