Karen Johnson Davidson County
Batch# 807836 DEEDWARR
02/17/2022 01:08:30 PM 6 pgs
Fees: $33.00 Taxes: $1,422.65
20220217-0018608



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $384,500.00.

Kayla Carter
Affiant

Subscribed and sworn to before me, this 4th day of February, 2022.

Notary Public

My commission expires: 3/2/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Aubrey Parzyk	Movement Mortgage	074-16-0-017.00
5011 Bonnameade Drive	8024 Calvin Hall Rd	
Hermitage, TN 37076	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Megan Burtt and Caitlin Cannon Eddins and John W. Lambert and Catherine C. Lambert, as joint tenants

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Aubrey Parzyk

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 467 on the Plan of Hermitage Hills, Section 5 of record in Plat Book 3300, Page (s) 1 and 2, 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 Megan Burtt and Caitlin Cannon Eddins and John W. Lambert and Catherine C. Lambert, as Joint Tenants by Warranty deed from Mark S. Hamilton, married of record in Instrument No. 20180904-0087074 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on September 04, 2018.

This is improved property known as **5011 Bonnameade Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

EXECUTED IN COUTERPARTS

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3 day of FEBRUARY, 2022.

John W. Lambert

Catherine C. Lambert

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John W. Lambert and Catherine C. Lambert, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this _____ day of _____, 2022.

_____
Notary Public
My Commission Expires: _____

SolomonParks File No. 22-000646-526

ACKNOWLEDGMENT

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 Kern)

On 2-2-22 before me, Brandon Mercer Martin, Notary Public
(insert name and title of the officer)

personally appeared John W Lambert, Catherine C. Lambert
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 _____ (Seal)

BRS1 BRANDON MERCER MARTIN COMM. #2254531 NOTARY PUBLIC • CALIFORNIA KERN COUNTY My Comm. Exp. Aug. 16, 2022 BRS1

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of February, 2022.

Megan Burtt

STATE OF Colorado
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Megan Burtt, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of February, 2022.

Notary Public
My Commission Expires: 8-2-2023

JASON RUSS ABITIA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194029379
MY COMMISSION EXPIRES AUG 2, 2023

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2 day of February, 2022.

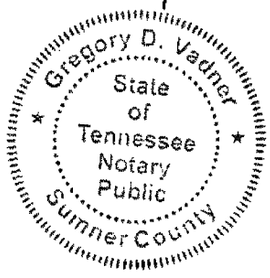
Caitlin Cannon Eddins 2/4/22

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Caitlin Cannon Eddins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2 day of February, 2022.

Notary Public
My Commission Expires: 4-17-23



Certificate of Authenticity

I, Joshua A. Terry, 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 Feb 1, 2 + 3, 2022.

Affiant Signature

2/7/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/7/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON