Karen Johnson Davidson County
Batch# 839108 DEEDWARR
04/13/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,023.42
20220413-0042945

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10066-316

ADDRESS NEW OWNER:
Alma & Dune Investments, LLC
1075 Morton Mill Road
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Easy Street Capital Investments, LLC
201 West 5th Street
Office 24
Austin, TX 78701

Parcel ID:
042-07-0A-092-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sherri Reece, Administratrix of the Estate of Deanna Lane Lampi,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Alma & Dune Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davison County, State of Tennessee, more particularly described as follows:
>
> Being Lot No. 316 on the Plan of Heritage Square, Phase Three, of record in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Deanna Lane Lampi by deed from Debra Jean Hall dated April 27, 1990 and of record in Book 8100, page 857, Register's Office for Davidson County, Tennessee. Deanna Lane Lampi (being one and the same person as Deanna Lampi) died in Macon County, Tennessee, on March 3, 2022. Sherri Reece is the administratrix of her estate pursuant to order entered March 30, 2022 and of record in Case No. 56CH1-2022-PR-1236, Office of the Clerk & Master for Macon County, Tennessee and, as such administratrix, is authorized under T.C.A. Section 66-4-101 to convey the property in performance of a purchase and sale agreement executed during the lifetime of Deanna Lane Lampi.

This is improved property known as 1108 Pilgrim Court, Madison, TN 37115. Possession is to be given on April 6, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of April, 2022.

Sherri Reece, Administratrix of the Estate of
Deanna Lane Lampi

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sherri Reece, Administratrix of the Estate of Deanna Lane Lampi,** the bargainor, 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.

WITNESS my hand and official seal at office this 6th day of April, 2022.

NOTARY PUBLIC

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-2-23

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$276,600.00**.

AFFIANT

Subscribed and sworn to before me on this 6th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 8-28-24

SHARON ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 4/6/22.

John M. Lee, Attorney

Date: 4/6/22

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6 day of April 2022.

Notary Public

J.S. BOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
12-02-2023