THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440546

Karen Johnson Davidson County
Batch# 843089 DEEDWARR
04/20/2022 11:31:02 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20220420-0045716

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2022.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allen C. Moseley, Qualified Intermediary for James Michael Lambert and Emolyn Crow Lambert 5105 Millbrook Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155-15-0A-140.00 CO

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, **Chase D. Hendrickson and Alexandra Hendrickson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Michael Lambert and Emolyn Crow Lambert, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 140, as shown on the map entitled Stonemeade Section 1, of record in Plat Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHASE D. HENDRICKSON AND ALEXANDRA HENDRICKSON, HUSBAND AND WIFE, by deed from HOLLY H. JUSTICE, of record in Instrument No. 20160601-0055158 , dated May 31, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 155-15-0A-140.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7701, page 290, Book 8349, page 43, amended in Book 8810, page 840 and Bylaws amended in Book 8517, page 992, said Register's Office.

Matters shown on the Plan of record in Plat Book 6900, pages 800 and 801, said Register's Office.

This is improved property located at 5105 Millbrook Drive Nashville TN 37221

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 18th day of April, 2022.

Chase D. Hendrickson by Alexandra Hendrickson, his Attorney-in-fact — Alexandra Hendrickson

Chase D. Hendrickson by Alexandra Hendrickson, his Attorney-in-Fact — Alexandra Hendrickson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexandra Hendrickson, 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 further acknowledged that she is the Attorney-in-Fact for Chase D. Hendrickson and that she is authorized by Chase D. Hendrickson to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of April, 2022.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public

My Commission Expires: _____