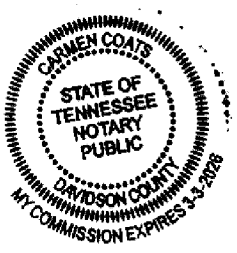
Karen Johnson Davidson County
Batch# 843302 DEEDWARR
04/21/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220421-0045984

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
OR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Reed Zachary	HOMESTAR FINANCIAL CORP	Parcel ID: 148-12-0-207.00-000
(NAME) 4620 Fanning Drive	(NAME) 4170 TANNERS CREEK DR	
(ADDRESS) Nashville, TN 37013	(ADDRESS) FLOWERY BRANCH, GA 30542	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dylan Lambert, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Reed Zachary, unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section Fourteen, Hazelwood of record in Plat Book 4660, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 111 fronts 58 feet on the Northerly margin of Fanning Drive and runs back 157.81 feet on the Easterly line and 160.00 feet to the Westerly line to a dead line in the rear which measures.

Being the same property conveyed to Lauren E. Sharpe and Collin B. Sharpe, a married couple, By Warranty Deed from Cliff View Properties, LLC, a Tennessee limited liability company dated June 29, 2018 recorded July 06, 2018, of record in Instrument No. 20180706-0065553 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Dylan Lambert, an unmarried man, By Warranty Deed from Lauren E. Sharpe and Collin B. Sharpe, a married couple dated August 17, 2020 recorded August 18, 2020, of record in Instrument No. 20200818-0092750 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4620 Fanning Drive, Nashville, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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.

Witness our hands this 11th day of April, 2022

Dylan Lambert

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~RUTHERFORD~~ Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dylan Lambert, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2022.

Notary Public Elena A Wathey

My Commission Expires: 07/16/2025

(SEAL)

Notary Public State of Florida
Elena A Wathey
My Commission
HH 154771
Exp. 7/16/2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/14/2022 ____ (date of ~~document~~).

Affiant Signature

04/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025