Karen Johnson Davidson County
Batch# 844182 DEEDWARR
04/22/2022 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20220422-0046744

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2022.

Eliza Whitfield
Notary Public
MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

File No. 22-15709

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas R. Lamberson and Tiffany Star Lamberson	First Farmers and Merchants Bank	093-06-1E-202.00 CO
(NAME)	(NAME)	
P.O. Box 134	816 S Garden St	
(STREET ADDRESS)	(STREET ADDRESS)	
Lebanon, TN 37088	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Eric D. Crenshaw, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas R. Lamberson and Tiffany Star Lamberson, husband and wife**, 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:

305 Church Street, Unit 202, and rights to one parking space, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, as amended by First Amendment of record as Instrument No. 20050927-0115946, Second Amendment of record as Instrument No. 20060728-0091581, Third Amendment of record as Instrument No. 20060731-0092812, Fourth Amendment of record as Instrument No. 20060907-0110529, Fifth Amendment of record as Instrument No. 20061013-0127441, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, and by Sixth of record as Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Eric D. Crenshaw, unmarried, by Warranty Deed from Sheila Mann, unmarried, dated 3/23/2012 and recorded 3/26/2012 in Instrument No. 20120326-0025587, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 305 Church St, Unit No. 202, Nashville, TN 37201.

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. Whenever 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 my/our hand(s) this ~~12th~~ 11th day of April, 2022.

Eric D. Crenshaw

STATE OF FLORIDA
COUNTY OF ~~ORANGE~~ Seminole

On this 11th day of April, 2022, before me personally appeared Eric D. Crenshaw, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of April, 2022.

Notary Signature
My commission expires:

STACY S. CARROLL NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 31, 2025 No. HH 136054

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 04/15/2022 ____ (date of ~~document~~).

Affiant Signature

04/15/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 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