WARRANTY DEED

Karen Johnson Davidson County
Batch# 878715 DEEDWARR
06/27/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.53
20220627-0073283

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$316,900.00.**

Affiant

Subscribed and sworn to me on 06/15/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick E. Lamberti Pamela J. Lamberti Michael P. Lamberti 7458 Venturi Dr. Washington, MI 48094	Same As New Owner	076 01 0 022.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher A. Pence, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Patrick E. Lamberti, Pamela J. Lamberti, husband and wife, and Michael P. Lamberti, an unmarried man, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5, on the Plan of Section One, Sunset Park, of record in Plat Book 4300, Page 185, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Included in the above description but specifically excluded therefrom is the following tract:

Beginning at a point on the West proposed right of way line for Tulip Grove Road, said point being located 31.34 feet right of survey centerline station 19+85.42; thence with said West proposed right of way line North 06 degrees 20 minutes 32 seconds East a distance of 76.50 feet to a point on the common property line between Justin E. Lee, et al and the grantors herein, said point located 34.20 feet right of survey centerline station 19+08.75; thence with said common.property line South 80 degrees 05 minutes 33 seconds East a distance of 8 feet, more or less to a point on the West existing right of way line for Tulip Grove Road; thence with said West existing right of way line South 08 degrees 13 minutes 10 seconds East a distance of 76.43 feet to a point on the common property line between Carol Pearson and the grantors herein; thence with said common property line North 79 degrees 36 minutes 15 seconds West a distance of 5 feet, more or less to the point of beginning and being a portion of the same property conveyed unto the grantors as of record in Deed Book 7459, Page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher A. Pence, married, by Quitclaim Deed from Christina J. Pence, married, of record in Instrument No. 20110706-0051635, in the Register's Office of Davidson County, Tennessee, dated June 29, 2011 and recorded on July 06, 2011.

The said Christopher A. Pence is an unmarried man.

This is Improved property, known as 516 Tulip Grove Rd., Hermitage, TN 37076

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 06/15/22.

X _____
Christopher A. Pence

STATE OF Indiana
COUNTY OF LaGrange

On June 15, 2022, before me personally appeared Christopher A. Pence, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 15, 2022.

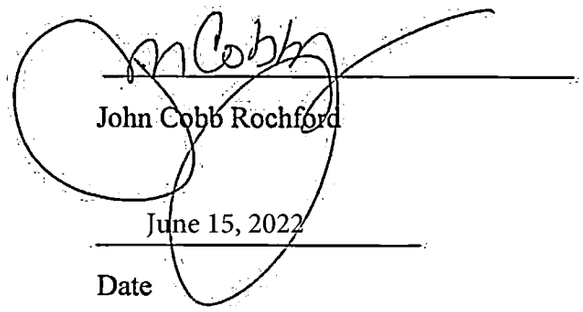
_____
NOTARY PUBLIC

My Commission Expires: 11-23-2028

NOTARY PUBLIC - STATE OF INDIANA
SEAL
GABRIELLE HITES
COMMISSION NUMBER NP0730135
MY COMMISSION EXPIRES NOVEMBER 23, 2028

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 15, 2022.



John Cobb Rochford

June 15, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 15, 2022.



Brooke Sobo

My commission expires: 9/8/25

