Karen Johnson Davidson County Batch# 893042 DEEDWARR 07/25/2022 09:33:30 AM 3 pgs Fees: $18.00 Taxes: $2,220.00 20220725-0084493	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $600,000.00 Kirsten Vivian Affiant Subscribed and sworn to before me, this 20th day of July, 2022. Bria Sawyers Notary Public My commission expires: 7-5-2024

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-5-2024

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Renata Palmeri		**085-09-0-026.00**
2413 Inga Street	**New Owner**	
Nashville, TN 37206		

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 HEREBY ACKNOWLEDGED, WE, **Elizabeth Lambert Fox, Executrix and Heir of the Estate of Frank H. Lambert, and Frank Hayden Lambert, Jr., Heir of the Estate of Frank H. Lambert,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renata Palmeri, a single woman,** 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:

Property known as: 2807 Lealto Ct., Nashville, TN 37214, County of Davidson

Being Lot No. 47 on the Plan of Nob Hill as of record in Book 2663, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the southeasterly side of Lealto Court and runs back between lines 384.3 feet on the southwesterly side and 304.3 feet on the northeasterly side to a broken line in the rear, measuring 388.8 feet thereon.

Being the same property conveyed to Frank H. Lambert, and Frank Hayden Lambert and wife, Sandra L. Lambert, by Deed from W.J. Tichenor and wife, Patricia Langley Tichenor, dated 11/02/1972 and recorded 11/10/1972 in Book 4654, Page 351, Register's Office for Davidson County, Tennessee. The said Frank H. Lambert is also known as Frank H. Lambert, Sr. The said Sandra L. Lambert is also known as Sandra Dee Lee Lambert. The said Sandra L. Lambert is deceased as of 12/09/2015, leaving Frank H. Lambert as the sole owner of the subject property. The said Frank H. Lambert is deceased as of 09/12/2021. Letters Testamentary for the Estate of Frank H. Lambert, Docket No. 21P-1990, in the Seventh Circuit Court for Davidson County, Nashville, Tennessee, Probate Division, name Elizabeth Lambert Fox as the Executrix of the Estate of Frank H. Lambert.

Tax Map/Parcel ID: 085-09-0-026.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2807 Lealto Ct., Nashville, TN 37214.

LTE File No.: 22-1539TN

This is improved property known as: 2807 Lealto Ct., Nashville, TN 37214.

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 in 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 my/our hand(s) this 20th day of July, 2022.

Elizabeth Lambert Fox, Devisee

Frank Hayden Lambert, Jr., Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2022, before me personally appeared **Elizabeth Lambert Fox, Executrix and Heir of the Estate of Frank H. Lambert, and Frank Hayden Lambert, Jr., as devisees under the Last Will & Testament of Frank Hayden Lambert**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of July, 2022.

Notary Public

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Commission Expiration: 5/20/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2022, before me personally appeared **Elizabeth Lambert Fox, Executrix**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of July, 2022.

Elizabeth Lambert Fox, Executrix

Notary Public

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Commission Expiration: 5/20/2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/20/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/20/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 **day of** July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM