Karen Johnson Davidson County
Batch# 896358 DEEDWARR
07/29/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220729-0086802

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.9.2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isaac Clifford Lamb	New Owners	
(NAME)	(NAME)	
2849 McGavock Pike		073 03 0 055.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Dorothy J. Sandlin, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Isaac Clifford Lamb, a married man and Danelle Lamb, a married woman, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 162 on the Plan of Sutherland Heights, Section 4, as of record in Book 2854, Page 43, Register's Office for said County.

Said Lot No. 162 fronts 140 feet on the northeasterly side of McGavock Pike and extends back 338 feet on the northwesterly line and 353 feet on the southeasterly line to a dead line, measuring 95 feet thereon.

Being the same property conveyed to Brownie H. Sandlin and wife, Dorothy J. Sandlin by Warranty Deed from Paul G. Francis and wife, Mildred L. Francis, dated 11/20/1965 and recorded 11/26/1965, of record in Book 3962, Page 506, Register's Office for Davidson County, Tennessee.

The said Brownie H. Sandlin died on 01/24/2008, leaving the said Dorothy J. Sandlin the sole surviving tenant by the entirety.

All matters shown on the plat of record in Plat Book 2854, Page 43, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary and/or Storm Drainage as recorded in Book 7586, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2849 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of July, 2022.

Dorothy James Sandlin by Janice Sandlin Choate her attorney in fact
Dorothy James Sandlin by Janice Sandlin Choate her atty in fact

State of Tennessee
County of Wilson

On this 29th day of July, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janice Sandlin Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Dorothy J. Sandlin, and is authorized by her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument no. 20220726-0085353, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 29th day of July, 2022.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

I, Emily Prophet, 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 7.29.22 (date of document).

Affiant Signature

7.29.22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025