Karen Johnson Davidson County Batch# 901898 DEEDWARR 08/11/2022 08:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,322.75 20220811-0091222	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$357,500.00.** Affiant Subscribed and sworn to before me, this the 10th day of August, 2022. Notary Public My commission expires: 5-7-24 (AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ZACH THOMAS GRUSZNSKI	Same	120-01-0-095.00
1212 Vultee Blvd	118 Goldenrod Dr.	
Nashville, TN 37217	Cadiz, KY 42211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ISAAC CLIFFORD LAMB AND WIFE, LYDIA TAVERA-LAMB, AND DANELLE LAMB, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZACH THOMAS GRUSZNSKI, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 263, as shown on the map entitled Miro Meadows, of record in Plat Book 1424, pages 94-95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ISAAC CLIFFORD LAMB, AN UNMARRIED MAN AND DANELLE LAMB, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from CRYSTAL HOGG, UNMARRIED, of record in Instrument No. 20200811-0089251, dated August 5, 2020, said Register's Office.
ISAAC CLIFFORD LAMB HAVING SINCE MARRIED LYDIA TAVERA-LAMB.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1212 Vultee Boulevard, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 10th day of August, 2022.

ISAAC CLIFFORD LAMB
LYDIA TAVERA-LAMB
BY _____, HER ATTORNEY IN FACT
LYDIA TAVERA-LAMB
By: ISAAC CLIFFORD LAMB, her Attorney in Fact
DANELLE LAMB
BY _____, HER ATTORNEY IN FACT
DANELLE LAMB
By: ISAAC CLIFFORD LAMB, her Attorney in Fact

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ISAAC CLIFFORD LAMB**, 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, at office, this 10th day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, **ISAAC CLIFFORD LAMB**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said **ISAAC CLIFFORD LAMB**, to me known to be the person who executed the same as the free act and deed of the said **LYDIA TAVERA-LAMB AND DANELLE LAMB** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **LYDIA TAVERA-LAMB AND DANELLE LAMB.**

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2022.

Notary Public
My Commission Expires: 5-9-2023

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

#Powers of Attorney of record in Instrument No. 20220810-0090724 & Instrument No. 20220810-0090726 in the Register's office for Davidson County, TN

True Copy Certification

I, **Diane March,** 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 this the 10th day of August, 2022.

Affiant Signature
Date 08/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

