WARRANTY DEED

Karen Johnson Davidson County
Batch# 942124 DEEDWARR
11/16/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,042.77
20221116-0122167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$552,100.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF OCTOBER 2022

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

CHUKWUDI ECHETEU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Fortuitous, LLC		105-10-0-140.00
(Name)	(Name)	
1000 Gilmore Ave	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FIVE HUNDRED FIFTY-TWO THOUSAND ONE HUNDRED AND NO/100 Dollars ($552,100.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KEVEN L. LAMB, EXECUTOR, THE ESTATE OF VENSIVE LOPEZ LAMB SR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FORTUITOUS, LLC**, 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:

Land in Davidson County, Tennessee, being a part of Lot No. 106, on the plan of Waverly Land Company's plan of lots called, "Waverly Place", as of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner & Sumner, dated April 14, 1970, and updated in a survey made by John Kohl dated December 1, 1971, as follows:

Beginning at an iron pin in the southerly margin of Acklen Avenue, said iron pin being the corner of the property belonging to Mrs. Mamie E. Gerard and the property conveyed to Ronald S. Zeitlin by deed of record in Book 4474, Page 465; thence eastward along said margin of said street along the curve 51.88 feet to a point, thence southwardly 250 feet more or less to a point in the northerly margin of an alley, said point being 66.54 feet from an iron pin in the northerly margin of said alley west of the intersection of said alley and Beech Avenue; thence westwardly along said northerly margin of said alley 42.56 feet to a point; thence northwardly 241.7 feet to an iron pin, the point beginning.

Being the same property conveyed to VENSIVE LAMB, by deed from KIMBERLY M. ESMOND, CHARLTON E. ESMOND AND THOMAS E.STALLWORTH, II, of record in Instrument No. 199912300309002, dated November 28, 1999, said Register's Office. Also see Instrument No. 99912300309002, said Register's Office.

VENSIVE LAMB A/K/A VENSIVE LOPEZ LAMB SR., died testate on or about November 7, 2021. His Will, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 21P2478, directed the subject property to be administered as part of his estate under the control of his EXECUTOR, KEVIN L. LAMB.

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. 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.

Executed by my hand this 26th of October, 2022.

The Estate of Vensive Lopez Lamb Sr.

BY: Keven L. Lamb, EXECUTOR
Keven L. Lamb
Executor

STATE OF Tennessee

County OF Davidson

Before Me, Chukwudi Echetebu, a Notary Public for the above State and County, do hereby certify that Keven L. Lamb, Executor of the Estate of Vensive Lopez Lamb Sr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 26th of October, 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 10/26/22.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 10/26/22

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/26/22.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

