WARRANTY DEED

Karen Johnson Davidson County
Batch# 952252 DEEDWARR
12/15/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20221215-0130147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Tammy A Carver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-19-2023

(AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 12-19-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Abston and Jessica Fraley	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME) 4903 Monterey Drive	(NAME) 1036 Stearman Drive, Suite 6	146 08 0 094.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,I, **CHARLES A. LAMBERT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ABSTON AND JESSICA Fraley,HUSBAND AND WIFE** , 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 Lot No. 280 on the Plan of Section Four, Crieve Hall Estates of record in Plat Book 2133, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Bramblewood Drive, at the corner of Lots Nos. 280 and 281; thence with the line between said lots, Southwesterly 211.4 feet to a corner of Lot No. 279; thence with the line between Lots 279 and 280, Southeasterly 181 feet to the Westerly margin of Monterey Drive; thence with the margin of same around a slight curve, Northerly 125.75 feet to the beginning of a curve; thence around said curve, Northwesterly 39.27 feet to the Southerly margin of Bramblewood Drive; thence with the margin of the same, Northwesterly 130 feet to the point of beginning.

Being the same property conveyed to Charles A. Lambert, by Quitclaim Deed from Leslie E. Lambert, of record in Instrument No. 20170405-0033258, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017 and recorded on April 05, 2017.

Being the same property conveyed to Charles A. Lambert and wife, Leslie E. Lambert, by Warranty Deed from Richard T. Bickell and wife, Sara B. Bickell, of record in Book 9834, Page 960, in the Register's Office of Davidson County, Tennessee, dated October 20, 1995 and recorded on October 23, 1995.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4903 Monterey Drive, Nashville, TN 37220
(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 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.

Witness my hand this 14th day of December, 2022

CHARLES A. LAMBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Lambert, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

True Copy Certification

I, **Pam Autry,** 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 14th day of December, 2022.

Affiant Signature
Date 12/14/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

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