WARRANTY DEED

PREPARED BY: **RETURNED TO:**
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch# 969560
02/10/2023 03:57:03 PM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDWARR
2 pgs

20230210-0010049

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/7/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067

File No.: 23-CD-018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eric A. Lambdin and Gabrielle L. Stout	New Owner	188100C23000CO
(NAME) 514 Path Alley	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty Thousand Dollars And No/100 Dollars ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAMANTHA QUEEN RAYBURN FNA SAMANTHA WRAY QUEEN AND MATTHEW RAYBURN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC A. LAMBDIN, UNMARRIED, AND GABRIELLE L. STOUT, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 230, of the Final Plat of Carothers Farms, Phase 3, Section 3, of record in Instrument No. 20191126-0122176, corrected by Scrivener's Affidavit of record in Instrument No. 20200207-0014664, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samantha Wray Queen, a Single Woman, by Warranty Deed, from Regent Homes, LLC, a Tennessee limited liability company, dated September 29, 2020, recorded September 30, 2020, of record in Instrument No. 20200930-0112502, Register's Office for Davidson County, Tennessee.

The said Samantha Wray Queen is now known as Samantha Queen Rayburn by marriage to Matthew Rayburn.

unimproved ☐
This is improved ☒ property, known as 514 Path Alley, Nolensville, TN 37135
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 9 day of February, 2022.

Samantha Queen Rayburn

Matthew Rayburn

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of February, 2022, before me personally appeared Samantha Queen Rayburn and Matthew Rayburn to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9 day of February, 2022.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public