This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067 File No. 20249239 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$640,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 15 day of May, 2024. Notary Public My Commission Expires: 4-19-2027

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY PERSON

Karen Johnson Davidson County
Batch# 1135683 DEEDWARR
05/16/2024 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240516-0036348

WARRANTY DEED

THIS INDENTURE, made this 15th day of May, 2024, among:

DOROTHY ELIZABETH LAMBERT, UNMARRIED WOMAN, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Chad Logan Calendine, a married man

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 135 on the Revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward Warren Lambert and wife, Dorothy Elizabeth Lambert by deed from Tina M. Rickard, now being Tina Rickard Read and Gerlie Rickard and Randy Read and Patsy Rickard, dated October 28, 1993, of record in Book 9133, page 505, Register's Office for Davidson County, Tennessee. The said Edward Warren Lambert having since died on January 13, 2017, leaving Dorothy Elizabeth Lambert as surviving tenant by the entirety.

Being commonly known as 3111 Belwood Street, Nashville, TN 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: 20240515-0035895, in the aforementioned Registers Office.

Dorothy Elizabeth Lambert by Elisabeth Dykens as Attorney-in-Fact

Dorothy Elizabeth Lambert by
Elisabeth Dykens as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Elisabeth Dykens**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Dorothy Elizabeth Lambert,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: _____ Chad Logan Calendine
Address: _____ 4416 Chickering Lane
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: _____ Chad Logan Calendine
Address: _____ 4416 Chickering Lane
City, State, Zip: Nashville, TN 37215

Tax ID: 104-02-172.00

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 5-15-2024.

Affiant Signature

5-16-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16 day of May, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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