WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $614,900.00.

Affiant

Subscribed and sworn to me on 05/16/24.

NOTARY PUBLIC

My Commission Expires: October 25, 2026

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1136680 DEEDWARR
05/20/2024 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.13
20240520-0037293

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jacob Lampley Kala Lampley 6248 Rivervalley Dr. Nashville, TN 37221	New Owner	126160A53200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rick W. Williams, an unmarried man, and Amanda D. Williams, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jacob Lampley and Kala Lampley, husband and wife, hereinafter called **"GRANTEES,"** their successors 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 324, FINAL PLAT, RIVERWALK, PHASE 3C, as shown on plat of record in Instrument No. 20050706-0077607, as affected by Surveyor's Certificate of Correction recorded at Instrument Nos. 20060104-0001187 and 20070330-0038464, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Rick W. Williams and Amanda D. Williams, Husband and Wife by Warranty Deed from Corinthian Custom Homes, Inc., recorded on the 2nd day of January, 2008 in Instrument No. 20080102-0000374, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 6248 Rivervalley Dr., Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/16/24.

Rick W. Williams

Amanda D. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/16/24, before me personally appeared Rick W. Williams and Amanda D. Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/16/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/24.

Affiant Signature – Joshua A. Terry

5/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27