Karen Johnson Davidson County
Batch# 1137578 DEEDWARR
05/21/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240521-0037782

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Ste 100
Mt. Juliet, TN 37122
SG-24-1345

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of May, 2024

Notary Public

Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edward Wayne Soltys, III and Emma Lynn Soltys 1636 Harpeth Run Drive Nashville, TN 37221	New Owner	126-16-0A-445.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Jacob E. Lampley and Kala Lampley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Wayne Soltys, III and Emma Lynn Soltys, 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:

All that certain Lot or Parcel of Land situate in the County of Davidson, State of Tennessee, described as follows:

Being Lot No. 569 on the Final Plat of Parkview at Riverwalk, Phase 1, as of record in Plat Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacob E. Lampley, unmarried and Kala Kielbasa, unmarried, as joint tenants with right of survivorship by Warranty deed from Tiffany Boyd n/k/a Tiffany Boyd Harris, married of record in Instrument No. 20181016-0102411,

Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 16, 2018. The said Jacob E. Lampley and Kala Kielbasa now married and known as Jacob E. Lampley and Kala Lampley, husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1636 Harpeth Run Drive, Nashville, TN 37221

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 so 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.

Dated this the 16th day of May, 2024.

Jacob E Lampley
Jacob E. Lampley

Kala Lampley
Kala Lampley

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

On this 16th day of May, 2024, before me personally appeared Jacob E Lampley and Kala Lampley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Katie Smith, 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.

Date

Affiant Signature

5/16/24

Date

State of TN
County of Rutherford

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

Notary's Signature

My Commission Expires: 11/7/24

Notary's Seal (if on paper)

