Karen Johnson Davidson County
Batch# 1138481 DEEDWARR
05/22/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20240522-0038301

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00.

Sarah Hafemord
Affiant

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

Kristian Booth
Notary Public
MY COMMISSION EXPIRES: 9-2-24
File No. G24-21046

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Alex Sanders, Jr. (NAME) | Rocket Mortgage (NAME) | 041-12-0-005.00 |
| 425 Russell Street (STREET ADDRESS) | 1050 Woodward Ave. (STREET ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Detroit, MI 48226 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Timothy W. Lambright and Barbara L. Crossland, husband and wife, joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Sanders, Jr., a married man** 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:

Being Lot No. 24 on the Plan of Bellshire Estates, Section 1, of record in Plat Book 2133, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy W. Lambright and Barbara L. Crossland, husband and wife, joint tenants with rights of survivorship by Deed dated May 13, 2021 from Barbara L. Crossland, married woman and spouse, Timothy W. Lambright, recorded November 5, 2021, in Instrument Number 20211105-0148165, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

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. Whenever 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/our hand(s) this 16th day of May, 2024.

Timothy W. Lambright

Barbara L. Crossland

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2024, before me personally appeared Timothy W. Lambright and Barbara L. Crossland, 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: 1/28/2028

MICHAEL T. ROSEB
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 16, 2024**.

Affiant Signature

May 22, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25