THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447604

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2024.

Notary Public
My Commission Expires: 11-8-27

Karen Johnson
Batch # 1139742
05/28/2024 10:43:11 AM
Fees: $13.00 Taxes: $7,955.00
20240528-0039329

Davidson County
DEEDWARR
2 pgs

BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 08, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brock Lambert and Jennifer Lambert 4320 Sunnybrook Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Dinkins, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brock Lambert and Jennifer Lambert, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23, Block 9, on the Plan of A RESUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, as of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Dinkins, an unmarried man, by Warranty Deed from Charles Richardson and wife, Rachael Richardson, of record in Instrument No. 20170801-0078014, in the Register's Office of Davidson County, Tennessee, dated June 28, 2017, and recorded on August 01, 2017. Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2024 and thereafter, for tax parcel identification number 130 03 0 032.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, as recorded in Plat Book 547, Page(s) 167.

Easement for Sanitary Sewer, recorded in Book 5787, Page 208 and Book 5787, Page 272.

Permanent Stormwater Management Facilities Maintenance Agreement as set forth in instrument recorded in Instrument No. 20130725-0077291.

This is improved property located at 4320 Sunnybrook Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2024.

John H Dinkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Dinkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Public
My Commission Expires: _____

