WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157267 DEEDWARR
07/11/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20240711-0052306

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.20.28

(AFFIX SEAL)

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Alan Kerr	Nicholas Alan Kerr	
(NAME)	(NAME)	
605 Hickory Bend Drive	605 Hickory Bend Drive	096-12-0-023.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Alexandra Ball now know as Alexandra Lambert, a married woman, Ronald Lambert, a married man and Nathan Ball, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nicholas Alan Kerr and Avalon Grace Divine, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Hickory Bend Section I, of record in Plat Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alexandra Ball and Nathan Ball, as wife and husband by Warranty Deed from Strive Properties LLC, a Tennessee Limited Liability Company, dated 05/21/2015, of record in Instrument No. 20150521-0047027, Register's Office for Davidson County, Tennessee.

The said Alexandra Ball and Nathan Ball having since divorced July 27, 2021 case number 19D-1304 are now unmarried.

The said Alexandra Ball having since divorced and remarried is now known as Alexandra Lambert. Alexandra Ball and Alexandra Lambert is one in the same person.

The said Ronald Lambert, husband of Alexandra Lambert joins in this conveyance to waive any and all rights he has in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 605 Hickory Bend Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of July, 2024.

Alexandra Lambert

Ronald Lambert

Nathan Ball

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexandra Lambert, Ronald Lambert and Nathan Ball, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of July, 2024.

Notary Public:
My Commission Expires: 4/22/28

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 July 10, 2024.

Affiant
Date: July 10, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of July, 20 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY