Box 14

File No. 37351-8

WARRANTY DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1157918
07/15/2024 10:09:56 AM
Fees: $13.00 Taxes: $3,400.30

Davidson County
DEEDWARR
2 pgs

20240715-0052928

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$919,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2024.

Notary Public

My commission expires: 7/17/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth Dykes Martin	**OWNER**	**Map 103-04-0 Parcel 176.00**
4400 Nebraska Ave.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kathryn M. Lamb, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Dykes Martin, a single woman

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:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 7 and the southeasterly part of Lot No. 8, Block 13, on the Plan of part of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County.

Said property fronts 70 feet on the northerly margin of Eighth Avenue, now known as Nebraska Avenue, and extends back 108.33 feet on the easterly line along the westerly margin of 3rd Street, now known as 44th Avenue North and 110.67 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Kathryn M. Lamb, by Deed dated April 18, 1991 from Samuel C. McAdams and Louise C. McAdams, husband and wife, of record in Book 8442, Page 175, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 332, Page 104, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4400 Nebraska Ave., Nashville, TN 37209**

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 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.

Witness my/our hand(s) this **12th** day of **July, 2024.**

Kathryn M Lamb _____

Kathryn M. Lamb

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kathryn M. Lamb,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **July, 2024.**

_____

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY