Karen Johnson Davidson County
Batch# 1172478 DEEDWARR
08/21/2024 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20240821-0064137

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

CRT File No. 240748404

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,310,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2024.

Patricia L Hurtt
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Lamb and Carrie McClain Lamb 3626 Robin Road Nashville TN 37204	New Owner	Tax Parcel ID No. 118-14-0-068.00

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, **Rita Gunn and David Gunn, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brandon Lamb and Carrie McClain Lamb, husband and wife**, ("Grantees"), their 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(s) 12, as shown on the map entitled Marengo Park - Section "C", of record in Plat Book 1130, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RITA GUNN AND DAVID GUNN, WIFE AND HUSBAND, by deed from DANIEL J. TERRELL AND KELLY M. TERRELL, HUSBAND AND WIFE, of record in Instrument No. 20170621-0062394, dated June 19, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 118-14-0-068.00.

Matters shown on the Plan of record in Plat Book 1130, page 21, said Register's Office.

This is improved property located at 3626 Robin Road Nashville TN 37204

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 16th day of August, 2024.

Rita Gunn

David Gunn

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ Charlottesville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rita Gunn and David Gunn, 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 ~~16th~~ 15th day of August, 2024.

Notary Public

My Commission Expires: 10-31-2024

TELISA L ALSTON
Notary Public
Commonwealth of Virginia
Reg # 7534953
Commission Expires Oct 31, 2024

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8/16/24 (date of document).

Michelle W Kendig
Affiant Signature

8/16/24
Date

State of Tennessee
County of Williamson

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

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

