Karen Johnson Davidson County
Batch# 1182550 DEEDWARR
09/17/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240917-0072053

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00 Affiant Subscribed and sworn to before me, this 16TH day of SEPTEMBER 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Janet Poppei 305 Church Street #202 Nashville, TN 37201	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 093-06-1E-202-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS R. LAMBERSON AND TIFFANY STAR LAMBERSON, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JANET POPPEI,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

305 Church Street, Unit 202, and rights to one parking space, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No.20050527-0060419,as amended by First Amendment of record as Instrument No. 20050927-0115946, Second Amendment of record as Instrument No. 20060728-0091581, Third Amendment of record as Instrument No. 20060731-0092812, Fourth Amendment of record as Instrument No. 20060907-0110529, Fifth Amendment of record as Instrument No. 20061013-0127441, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, and by Sixth of record as Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas R. Lamberson and Tiffany Star Lamberson, husband and wife by Deed dated April 11, 2022 from Eric D. Crenshaw, an unmarried man, recorded April 22, 2022, in Instrument Number 20220422-0046744, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **305 Church Street #202, Nashville, TN 37201**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 13 day of Sept, 2024.

THOMAS R. LAMBERSON

TIFFANY STAR LAMBERSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS R. LAMBERSON AND TIFFANY STAR LAMBERSON,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of September, 2024.

Notary Public
My Commission Expires: 10/4/2027

TONY GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 9/17/2024 (date of document).

Affiant Signature

9/17/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

