Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1239

Karen Johnson
Batch # 1187310
09/27/2024 02:38:07 PM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20240927-0075182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brock Lambert and Jennifer Lambert, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charlie Shannon and Brittany Shannon, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 104 of Woodmont Circle homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodmont Circle homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150622-0059728, amended at Instrument Nos. 20160401-0031237 and 20160421-0038660, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodmont Circle homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150622-0059728, amended at Instrument Nos. 20160401-0031237 and 20160421-0038660, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copies herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brock Lambert and Jennifer Lambert, husband and wife by Warranty Deed from Barbara F. McLeod, unmarried of record in Instrument No. 20200819-0093564 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 19, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 104 Woodmont Circle, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Charlie Shannon	**Morgan Stanley Private**	**116-08-1A-001.00**
104 Woodmont Circle	**4270 Ivy Pointe Blvd. 4th Floor**	
Nashville, TN 37205	**Cincinnati, OH 45245**	

WITNESS THE EXECUTION HEREOF this 26th day of September, 2024.

Jennifer Lambert

State of Tennessee)
County of Davidson)

On this 26th day of September, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennifer Lambert, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Brock Lambert

State of Tennessee)
County of Davidson)

On this 18th day of September, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brock Lambert, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,150,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of September, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON