Karen Johnson Davidson County
Batch# 1216433 DEEDWARR
12/16/2024 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20241216-0097172

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-5637

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of December, 2024

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Kent Lamb and Parker Allen Lamb 344 Landings Way Mt. Juliet, TN 37122	Southern Trust Mortgage, LLC 4520 Mint Hill Village Lane Suite 205 Charlotte, NC 28227	087-02-0A-027.00-CO

WARRANTY DEED

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

Tessa Chamblin and Cory Chamblin, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Kent Lamb and Parker Allen Lamb, wife and husband

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 Lot No. 53 on the Plan of Final Plat of Cobblestone Landing, Phase I of record in Plat at Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cory Chamblin and Tessa Chamblin, husband and wife by Warranty Deed from Sara Marie Schmidt and Dane Samuel Schmidt, wife and

husband of record in Instrument No. 20180629-0062923 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 29, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 344 Landings Way, Mt. Juliet, TN 37122

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 10th day of December, 2024.

Tessa Chamblin

Cory Chamblin

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of December, 2024, before me personally appeared Tessa Chamblin and Cory Chamblin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/10/2024.

Affiant Signature – Joshua A. Terry

12/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27