Karen Johnson Davidson County
Batch# 1221927 DEEDWARR
12/31/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.96
20241231-0101428

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $329,990.00.

Affiant

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 30th day of December, 2024.

Notary Public
My Commission Expires: 10/20/2026

File No.: 2024-1031

Address of New Owner:	Send Tax Bills to:	Tax Information:
Louis L. Lamphear and Deborah M. Lamphear	CMG Mortgage Inc, dba CMG Home Loans	
203 Duchess Ln, Syracuse, NY 13219	3160 Crow Canyon Rd., Ste 400, San Ramon, CA 94583	095-05-0B-162.00-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, we

Emily L. Payne, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Deborah M. Lamphear and Louis L. Lamphear, a married couple

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 80, as shown on the Declaration and Covenants, Conditions and Restrictions establishing The Easthaven Townhomes, a Planned Unit Development of record in Instrument No. 20010806-0083543, said Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emily L. Payne, unmarried woman by Warranty Deed from Melanie K. Smith, married and John Mitchell Smith, married as joint tenants with rights of survivorship of record in Instrument No. 20171102-0112533 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 02, 2017.

This conveyance is subject to any and all restrictions and easements of record.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 2120 Lebanon Pike, #80, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 do 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.

Witness my hands this 30thday of December, 2024.

Emily L. Payne

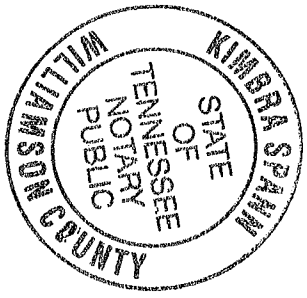
Emily L. Payne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2024, before me personally appeared Emily L. Payne, 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 30th day of December, 2024.

Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Kimbra Spann, 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 12/30/2024.

Date

Affiant Signature

12-31-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of December, 2024.

Notary's Signature

My Commission Expires: October 2, 2028

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal (if on paper)