WARRANTY DEED

Karen Johnson
Batch # 1224147
01/07/2025 11:26:46 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20250107-0001311

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren A. Hatcher and Jeremy Brittingham Hatcher	New Owner	
(NAME)	(NAME)	
1009 Gilmore Ave.		118 01 0 194.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **12 SOUTH COTTAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN A. HATCHER AND JEREMY BRITTINGHAM HATCHER, 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. 72 on the PLAN OF MONTROSE PLACE, as of record in Plat Book 57, Page 93, register's office for Davidson County, Tennessee.

Said Lot No. 72 fronts so feet on the Southerly side of Gilmore Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to 12 South Cottage, LLC, A Florida Limited Liability Company, by Quitclaim Deed from Harrel J. Lambert Jr. and Julia S. Lambert, Husband and Wife; and Lauren Lambert, Unmarried, of record in Instrument No. 20200708-0073851, in the Register's Office of Davidson County, Tennessee, dated July 06, 2020 and recorded on July 08, 2020. Also see Scrivener's Affidavit recorded in Instrument No. 20201120-0136869, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Harrel J. Lambert and Julia S. Lambert, husband and wife; and Lauren Lambert, unmarried; as Tenants in Common with Right of Survivorship, by Warranty Deed from James J. Burns and wife, Emily R. Burns, of record in Instrument No. 20190514-0044999, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 14, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1009 Gilmore Ave., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of December, 2024

12 SOUTH COTTAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

HARREL J. LAMBERT JR., MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Harrel J. Lambert Jr.,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of 12 South Cottage, LLC, a Florida limited liability company the within named bargainor, a limited liability company and that he is the Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 30th day of December, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

MO2024-1518