THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149755** Karen Johnson Davidson County Batch# 1240261 DEEDWARR 02/24/2025 12:55:30 PM 3 pgs Fees: $18.00 Taxes: $1,480.00 20250224-0013530	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$400,000.00~~. Affiant Subscribed and sworn to before me, this 21st day of February, 2025. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaila Paige Coon 305 Rosehill Drive Goodlettsville TN 37072	New Owner **Property**	Tax Parcel ID No. 025 07 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Wayne Lambright and Barbara Lynne Crossland, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kaila Paige Coon, a single person**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 83 on the plan of SECTION THREE, RANCHWOOD ESTATES, as of record in Book 3300, Page 59, Register's Office, Nashville, Tennessee, to which reference is made for a complete legal description.

Being the same property conveyed to Timothy Wayne Lambright and Barbara Lynne Crossland, husband and wife, by Quitclaim Deed from Barbara Crossland, married, of record in Instrument No. 20241108-0087355, in the Register's Office for Davidson County, Tennessee, dated November 4, 2024 and recorded on November 8, 2024.

Being the same property conveyed to Barbara Crossland, by Quitclaim Deed from Mark Crossland and Barbara Crossland as Executrix of the Estate of Clifford H. Crossland, of record in Instrument No. 20241031-0084308, in the Register's Office for Davidson County, Tennessee, dated October 29, 2024 and recorded on October 31, 2024.

Being the same property conveyed to the Estate of Clifford H. Crossland and the remaining heir to the Estate, Barbara Crossland, by Executor's Deed from Mark Crossland, a named heir to the Estate of Clifford H. Crossland pursuant to the Last Will and Testament accepted for probate by the Probate Court of Davidson County, Tennessee, of record in Instrument No. 20240920-0072931, in the Register's Office for Davidson County, Tennessee, dated September 10, 2024 and recorded on September 20, 2024.

Being the same property conveyed to Clifford H. Crossland, Jr and wife, Geneva Crossland, by Warranty Deed from Charles R. Hamilton, of record in Instrument No. 20010213-0013914, in the Register's Office for Davidson County, Tennessee, dated February 9, 2001 and recorded on February 13, 2001. The said Geneva Crossland died on June 10, 2019, then Clifford H. Crossland, Jr died January 5, 2024 testate, devising subject property to Barbara Lynne Crossland and Mark Wayne Crossland. See Probate Case No. 24P362, Davidson County Probate Court.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2025 and thereafter, not yet due and payable.

City of Goodlettsville taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, RANCHWOOD ESTATES, as recorded in Plat Book 3300, Page(s) 59.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3398, Page 479.

This is improved property located at 305 Rosehill Drive Goodlettsville TN 37072

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 21st day of February, 2025.

Timothy Wayne Lambright

Barbara Lynne Crossland

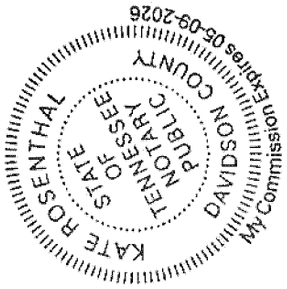
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Wayne Lambright and Barbara Lynne Crossland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2025.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Krystal Schuster, 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 2/21/25.

Date

Affiant Signature

2/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of February, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025