ADDRESS NEW OWNER AS
UNIQUE PROPERTIES LLC
1516 HAMPTON ST
NASHVILLE, TN 37207

SEND TAX BILLS TO
New Owner

Map/Parcel 021 00 0 224 00

THIS INSTRUMENT PREPARED
BY Gary L Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch # 1249572 DEEDWARR
03/24/2025 01 59 55 PM 3 pgs
Fees $18 00 Taxes $3,459 50
20250324-0021948

THIS DEED OF CONVEYANCE, executed and delivered by **Frank W. Lambert** and wife, **Andrea K. Lambert**, hereinafter called the Grantors, to **Unique Properties, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee,

WITNESSETH

That for and in consideration of the sum of **$935,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit

BEGINNING at a point in the southerly margin of the Clarksville Highway (U.S. Highway 41 A), being the northwest corner of the property conveyed to H.C Newman and wife, Susie Newman, by deed of record in Book 682, Page 659, Register's Office for Davidson County, Tennessee, thence South 79 degrees 40 minutes East along the margin of said highway, 152.6 feet to a point; thence South 79 degrees 51 minutes East 152.4 feet to a point in the said margin of said highway. Said point being the beginning point for the hereinafter described property; Thence along the southerly margin of said highway South 80 degrees 24 minutes East 420.4 feet to a point in the northeast corner of said property; thence with old fence line South 2 degrees 19 minutes West 666.2 feet to a concrete post; thence South 2 degrees 14 minutes West 248 6 fast to a point; thence continuing with old fence fine South 2 degrees 35 minutes West 1584 feet to a point in the southeast corner of said property, the said southeast corner being bounded by the J.E Fentress property, thence North 78 degrees West 545.1 feet to a point in the southerly line of the Henry C. Newman property; thence North 3 degrees 7 minutes West 1473.4 feet to a point; thence North 3 degrees 9 minutes West 348.9 feet to a point; thence North 2 degrees 4 minutes West 436.2 feet to a point; thence North 89 degrees 23 minutes East 44 feet to a point; thence North 5 degrees 52 minutes East 305.9 feet to the POINT OF BEGINNING, containing 30.88 acres, more or less.

The above-described property is subject to all terms and conditions of that agreement in favor of the Metropolitan Health Department appearing of record in Book 6428, page 689, Register's Office for Davidson County, Tennessee, concerning the sewage absorption system, including, but not limited to: (a) the requirement to connect the house to public sewer if it becomes available, at the first indication of failure of the soil absorption system; and (b) the requirement that the lot to which the agreement applies shall not be subdivided to be less than 5.0 acres.

Being the same property conveyed to Frank W. Lambert and Andrea K. Lambert, by deed from Kathy Carpenter and Karen Rollins, recorded 07/20/2018, in Instrument No. 20180720-0070766, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successors or assigns

The Grantors further covenant with the Grantees, survivor, heirs or assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed. Per the parties' contract, the Grantees shall be responsible for any rollback taxes that may be assessed.

IN WITNESS WHEREOF, the Grantors have hereunto set signatures on the dates indicated in the notary acknowledgements below.

FRANK W. LAMBERT

ANDREA K. LAMBERT

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank W. Lambert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 18 day of March, 2025.

My Commission Expires: 9-9-2025

NOTARY PUBLIC

MARK ALLEN ROY
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP34655
My Commission Expires Sep 9, 2025

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea K. Lambert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 18 day of March, 2025.

My Commission Expires: 9-9-2025

NOTARY PUBLIC

MARK ALLEN ROY
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP34655
My Commission Expires Sep. 9, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

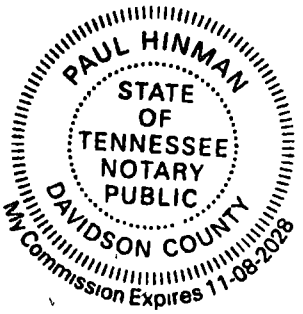
I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$935,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 20 day of March, 2025

My Commission Expires:_____

NOTARY PUBLIC/Register



Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # S-EXP-25-6499