This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5641-TM

Karen Johnson Davidson County
Batch# 1265720 DEEDWARR
04/29/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250429-0032998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Barry Lambert and Jeaneen Lambert 1926 Cliffview Court Murfreesboro, TN 37128	New Owner	008 00 0 021.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Jeffrey W. George and wife, Joann George (individually and/or collectively, "Grantor"), transfer and convey unto Barry Lambert and Jeaneen Lambert, married to each other (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel 1

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to the Michele Coon Revocable Living Trust in QCD-20200806-0087712 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 10/15/20 as follows:

Beginning at a point in the Westerly margin of Whites Creek Pike, said point being the most Northeast corner of herein described tract; Thence with said margin and a curve to the left, having a radius of 3030.01', a delta of 00°56'44", and a cord & cord bearing of S 26°53'50" E, 50.00' to an existing iron pin, said pin being a corner with Mary jones in DB 20190301 001873 R.O.D.C.T.; Thence now leaving said margin with said Jones for the next two calls: S 62°57'46" W, 15.67' to an existing iron pin; Thence N 81°56'05" W, 940.71' to an existing iron pin, said pin being a corner with tract 1 on the same survey; Thence now leaving said Jones with said tract 1 for the next three calls: Thence S 52°57'33" W, 428.61' to a set iron pin; Thence S 33°55'18" E, 342.23' to a set iron pin; Thence S 54'33'14" E, 253.99' to a set iron pin ; Thence S 71°15'09" W, 250.00' to a set iron pin; Thence S 18°44'51" E, 16.32' to a set iron pin in the line Poole in DB 20161109 0118718 R.O.D.C.T.; Thence with said Poole S 71°15'09" W, 556.95' to a point; Thence now leaving said Poole running in and out of a creek for the three calls: N 31°05'36" W, 257.47' to a point in said creek; Thence with said creek N 88°53'35" W, 197.67' to a point Thence N 23°10'02" W, 395.89' to a point at the intersection of said creek and a branch; Thence with said branch for the next 6 calls: N 59°57'24" E, 137.94'; Thence N 28°50'38" E, 308.46'; Thence N 20°13'44" E, 70.86'; Thence N 50°59'19" E, 127.28'; Thence N 83°13'36" E, 47.51'; Thence N 48°32'47" E, 35.99'; Thence now leaving said branch with James Gilbert in QCD- 20151020 0106411 R.O.D.C.T.; for the next two calls: S 83°27'55" E, 95.00' to an existing iron pin; Thence S 83°27'55" E, 335.64' to a set iron pin, said pin being a corner to Tracy Staklebeck in DB 20050729 0088921 R.O.D.C.T.; Thence leaving said Gilbert with said Staklebeck S 82°54'56" E, 251.04' to an existing iron pin, said pin being a corner with Forest Grove Church in DB 157, PG 352 R.O.D.C.T.; Thence now leaving said Staklebeck with said Forest Grove Church S 83°37'10" E, 183.49' to an existing iron pin; Thence S 81°53'46" E, 100.00' to an existing iron pin; Thence S 81°54'16" E, passing the Southwest corner of Anchor Properties total of 826.13' to the Point of Beginning containing 20.460 acres.

Parcel 2

A 25' ingress/egress & private utility easement lying upon and across tract 1 on the same survey, described as follows:

Beginning at an existing iron pin in the Westerly margin of Whites Creek Pike, said pin being the most Easterly Northeast corner of said tract 1 and the herein described easement; Thence with said margin S 39°18'44" E, 25.50'; Thence now leaving said margin S 61°49'50" W, 298.34'; Thence N 81°28'15" W, 980.45'; Thence S 71°15'09" W, 124.92'; Thence N 54°33'14" W, 55.34'; Thence N 78°21'00" E, 164.10'; Thence S 81°26'34" E, 125.55' to an existing iron pin; Thence S 81°26'34" E, 219.45' to an existing iron pin; Thence S 81°32'43" E, 295.87'; Thence S 81°26'16" E, 337.21'; Thence N 61°50'42" E, 285.19' to the Point of Beginning. The benefits and responsibilities of a "Grant of Access Easement for Ingress/Egress, Utilities and Maintenance Agreement of record as Instrument 20160830-0090522, said Registers Office appertain to and run with this land in perpetuity.

Being the same property conveyed to Jeffrey W. George and wife, Joann George, by Warranty Deed from Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020, of record in Instrument No. 20210730-0102592, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on July 30, 2021.

This is unimproved property located at: **8043 Whites Creek Pike, #B, Joelton, TN 37080**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 29th day of April, 2025.

GRANTOR:

Jeffery W. George

Joann George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffery W. George and Joann George, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2025.

CHARLES C. KNIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 29, 2025**.

Affiant Signature

04/29/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 29, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

