This Instrument Prepared by ~~and Return to~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-25-4902A

Karen Johnson
Batch # 1279331
05/29/2025 01 47 58 PM
Fees $13 00 Taxes $2,146 00

Davidson County
DEEDWARR
2 pgs

20250529-0042183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $580,000 00

Affiant

Subscribed and sworn before me this the 27th day of May, 2025

Notary Public
My commission expires: 05/08/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Samantha Herbener 4902 A Indiana Ave Nashville, TN 37209	Guaranteed Rate 3940 N. Ravenswood Ave. Chicago, IL 60613	091-11-2B-001 00 CO

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE LAMPKIN FKA LESLIE HULL AND ZACH LAMPKIN, WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SAMANTHA ROSE HERBENER AND MITCHELL DOUGLAS KING, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit 4902A of Homes at 4902 Indiana Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4902 Indiana Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No 20200210-0014695 and amendment recorded in Instrument No 20200710-0075489, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4902 Indiana Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20200210-0014695 and amendment recorded in Instrument No 20200710-0075489, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Leslie Hull and Zachary Lampkin, by deed dated 10/19/2021, from Robert Earl Potter, Jr , married, of record in Instrument No 20211021-0141218, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 4902 A Indiana Ave , Nashville, TN 37209

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

ZL
YY

Witness my hand this the 27th day of May, 2025

Leslie Lampkin FKA Leslie Hull

Zach Lampkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leslie Lampkin FKA Leslie Hull and Zach Lampkin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 27th day of May, 2025

My commission expires 4/17/27

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY