WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293106 DEEDWARR
07/02/2025 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20250702-0052414

File No. SG-24-8390

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Plain Twp

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 5/2/2026

NOTARY PUBLIC AFFIX SEAL STATE OF OHIO

KIMBERLY A LAWSON
Notary Public
State of Ohio
My Comm. Expires
May 2, 2026

THIS INSTRUMENT WAS PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doron Claiborne and Kathee Claiborne	SAME AS NEW OWNER	
(NAME) 3044 Brookview Forest Drive	(NAME)	180-04-0B-012.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I/we, **Eric Lammers and Stacy Lammers, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doron Claiborne and Kathee Claiborne, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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. 12 on the Plan of Final Plat of Brookview Forest, Phase I, Cluster Lot Option of record in Plat at Instrument No. 20030716-0099526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Lammers and Stacy Lammers, husband and wife by Warranty Deed from Jmaes C. Everhart, III and Ashley Everhart, husband and wife of record in Instrument No. 20170829-0088662 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017.

This is property more commonly known as 3044 Brookview Forest Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 30 day of June, 2025.

Eric Lammers

Stacy Lammers

STATE OF OHIO
COUNTY OF PUTNAM

On this 30 day of ~~July~~ June, 2025, before me personally appeared Eric Lammers and Stacy Lammers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of ~~July~~ June, 2025.

Notary Signature
My commission expires: 5/2/2026

NOTARY PUBLIC STATE OF OHIO

KIMBERLY A LAWSON
Notary Public
State of Ohio
My Comm. Expires
May 2, 2026

Certificate of Authenticity

I, Casey Martin, 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

7/2/2025.
Date

Affiant Signature

7/2/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON