Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brock Lambert and Jennifer Lambert, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **MLH Revocable Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23, Block 9 on the Plan of a Resubdivision of a Part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, 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 John H. Dinkins, an unmarried man by Warranty Deed from Charles Richardson and wife, Rachael Richardson of record in Instrument No. 20170801-0078014 Register's Office for Davidson County, Tennessee, dated June 28, 2017 and recorded on August 01, 2017.

Being the same property conveyed to Brock Lambert and Jennifer Lambert, husband and wife by Warranty Deed from John H. Dinkins, a married man of record in Instrument No. 20240528-0039329 Register's Office for Davidson County, Tennessee, dated May 23, 2024 and recorded on May 28, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4320 Sunnybrook Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson
Batch # 1298481
07/17/2025 01 54 30 PM
Fees $13 00 Taxes $8,861 50

Davidson County
DEEDWARR
2 pgs

20250717-0056533

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
MLH Revocable Trust C/O Frank Zecca, CFP 7950 Jones Branch Dr., Ste 700N McLean, VA 22102	MLH Revocable Trust C/O Frank Zecca, CFP 7950 Jones Branch Dr., Ste 700N McLean, VA 22102	130-03-0-032.00

WITNESS THE EXECUTION HEREOF this 11th day of July, 2025.

Brock Lambert

Jennifer Lambert

State of Tennessee)
County of Davidson)

On this 11th day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brock Lambert and Jennifer Lambert, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,395,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of July, 2025.

Notary Public

My Commission Expires: _____

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026