| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250751653**<br><br>Karen Johnson Davidson County<br>Batch# 1309559 DEEDWARR<br>08/13/2025 11:22:30 AM 3 pgs<br>Fees: $18.00 Taxes: $2,031.30<br>20250813-0064460 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $549,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of August, 2025.<br><br>Notary Public<br>My Commission Expires: |

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2025

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Anna Lee Cook<br>4602 A Wyoming Avenue<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>103-04-0G-001.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Everett Lamb and Aubrey Kathryn Lamb, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anna Lee Cook, unmarried woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit(s) located in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of 4602 Wyoming Homeowners Association Condominiums established by The Declaration of Covenants, Conditions and Restrictions for 4602 Wyoming Homeowners Association of record in Instrument No. 20051018-0125634, Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned Declaration.

Being the same property conveyed to TAYLOR EVERETT LAMB AND AUBREY KATHRYN LAMB, HUSBAND AND WIFE, by deed from RAMI PERRY, of record in Instrument No. 20210929-0131040, dated September 23, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 103-04-0G-001.00 CO.

Matters shown on the Plan of record in Plat Book 4885, page 22, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20051018-0125634, said Register's Office.

This is improved property located at 4602B Wyoming Avenue, Nashville, TN 37209 with a mailing address of 4602A Wyoming Avenue according to the Davidson County Tax Assessor and Trustee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 7th day of August, 2025.

Taylor Everett Lamb

Aubrey Kathryn Lamb

STATE OF Florida )

COUNTY OF Walton )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor Everett Lamb and Aubrey Kathryn Lamb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2025.

Notary Public

CATRINA L CARROLL
Notary Public - State of Florida
Commission # HH 659297
My Comm. Expires Apr 28, 2029
Bonded through National Notary Assn.

My Commission Expires: 4/28/2029

# Certificate of Authenticity

I Adde Dilworth, 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 **August 7, 2025**.

Date

Affiant Signature — **08/07/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **7th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)