This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24731-DJ

Karen Johnson Davidson County
Batch# 1328812 DEEDWARR
10/01/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20251001-0078363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2025.

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Evan Miller and Molly Rachel Louderback 5503B Winn Avenue Nashivlle TN 37209	**FirstBank** **341 Cool Springs Boulevard** **Franklin, TN 37067**	091-10-0X-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Barry Lee Lambert, married fka Barry Colleen Lee,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Molly Rachel Louderback, an unmarried woman, and Evan Miller, an unmarried man, as joint tenants with right of survivorship** hereinafter called the Grantee(s), 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 Unit No. 503B as shown on the Site Plan attached to the Declaration of Covenants, Conditions and Restrictions for 5503 WINN AVENUE of record in Instrument No. 20190401-0029258, 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 Barry Colleen Lee by Warranty Deed from C&H Properties, LLC, a Tennessee limited liability company, dated November 15, 2019, recorded November 19, 2019, of record in Instrument No. 20191119-0119166, Register's Office for Davidson County, Tennessee.

Spencer Lambert joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **5503B Winn Avenue, Nashville, TN 37209**

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 their 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 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. 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 30th day of September, 2025.

GRANTOR:

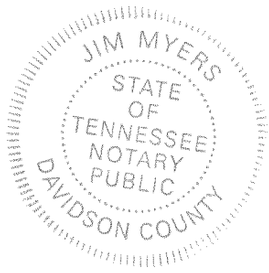
Barry Lee Lambert, fka Barry Colleen Lee

Spencer Lambert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barry Lee Lambert and Spencer Lambert, the within named bargainor(s), 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 30th day of September, 2025.



Notary Public
My Commission expires: 11-8-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of September, 2025.

Affiant Signature

Date 9/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027