WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/10/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 1/30/27

Karen Johnson Davidson County
Batch# 1333261 DEEDWARR
10/10/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $5,476.00
20251010-0081327

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 7163-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Elizabeth W. Lamb and Nicholas M. Spezia	NEW owner	117-07-2B-002.00-CO
1917 Lombardy Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jennifer Lynn Tate, Trustee of the Jennifer Lynn Tate Revocable Trust, U/A Dtd. the 27th day of August, 2021

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth W. Lamb, an unmarried woman, and Nicholas M. Spezia, 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. B as shown on the Plan attached as Exhibit "B" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Lombardy Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20201229-0154078 amending Instrument No. 20190321-0025840, 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 Jennifer Lynn Tate, Married by Warranty Deed from NDO Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200922-0108853 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 22, 2020.

Being the same property conveyed to Jennifer Lynn Tate, as Trustee of the Jennifer Lynn Tate Revocable Trust, U/A Dtd. the 27th day of August, 2021 by Quitclaim Deed from Jennifer Lynn Tate, married of record in Instrument No. 20210827-0116001 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 27, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This is property known as 1917 Lombardy Avenue Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 10, 2025.

Jennifer Lynn Tate Revocable Trust, U/A Dtd. the 27th day of August, 2021

By: _____
Jennifer Lynn Tate, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Jennifer Lynn Tate, Trustee of the Jennifer Lynn Tate Revocable Trust, U/A Dtd. the 27th day of August, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this October 10, 2025.

_____
Notary Public

My Commission Expires: 9/16/29



File #: 7163-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Christen Rabe, 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 **October 10, 2025**.

Date

Christen Rabe

Affiant Signature

10/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027