39B

| | |
|---|---|
| **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. 251152761**<br><br>Karen Johnson Davidson County<br>Batch # 1360192 DEEDWARR<br>12/19/2025 12:14:06 PM 2 pgs<br>Fees: $13.00 Taxes: $8,140.00<br>20251219-0100975 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of December, 2025.<br><br>Notary Public<br>My Commission Expires: 7/6/24<br><br>LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Brock Lambert and Jennifer Lambert<br>3925 Kimpalong Avenue<br>Nashville TN 37205 | Send Tax Bills To:<br>Old National Bank<br>One Main Street<br>Evansville, IN 47708 | Tax Information:<br>Tax Parcel ID No.<br>103-16-0-082.00 |

**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, **Mary Cavarra, Trustee of The OHI III Investment Services Trust u/a dated October 11, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brock Lambert and Jennifer Lambert, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Kimpalong Place in Harding Road Section of record in Plat Book 547, Page 18, 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 Orrin Henry Ingram, III, single by Warranty Deed from Jennifer W. Talbott, married of record in Instrument No. 20201204-0141196, Register's Office for Davidson County, Tennessee, dated December 03, 2020 and recorded on December 04, 2020.

Being the same property conveyed to OHI III Investment Services Trust, U/A Dtd. October 11, 2023 by Quit Claim Deed from Orrin Henry Ingram, III, single of record in Instrument No. 20231013-0080280, Register's Office for Davidson County, Tennessee, dated October 12, 2023 and recorded on October 13, 2023.

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. 103-16-0-082.00.

Matters shown on the Plan of record in Plat Book 547, page 18, said Register's Office.

This is improved property located at 3925 Kimpalong Avenue Nashville TN 37205 thereto belonging, to Grantees, its successors, heirs and assigns, forever.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest

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.

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 17th day of December, 2025.

The OHI III Investment Services Trust

Mary Cavarra, Trustee

By: Mary Cavarra, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Cavarra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The OHI III Investment Services Trust u/a dated October 11, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of December, 2025.

Notary Public

My Commission Expires:

