Karen Johnson Davidson County
Batch# 1381949 DEEDWARR
02/17/2026 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20260217-0012582

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00

Brenda Norton
Affiant

Subscribed and sworn to before me, this 13TH DAY OF FEBRUARY, 2026.

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: 6.29.27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Ryan Brant and Nicole Gooch Brant, Husband and Wife	SAME AS OWNER (NAME)	
5776 Craft Road (ADDRESS)	(ADDRESS)	029-00-0-369.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John W. Lamb and wife, Tina D. Lamb, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith Ryan Brant and Nicole Gooch Brant, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, described according to a mortgage loan inspection of Campbell, McRae and Associates Surveying, Inc., dated July 1, 1999 and further described as follows:

BEGINNING at a point in the West boundary of Craft Road at the common boundary of the subject tract, and the Southeast corner of Tract 2; thence following Craft Road Southerly 114.88 feet to a point; thence S 15 deg. 17 min. 18 sec. W, 114.82 feet to a point; thence N 83 deg. 30 min. 54 sec. W, 130 feet to a point; thence N 6 deg. 29 min. 8 sec. E, 40 feet to a point; thence N 75 deg. 34 min. 25 sec. W, 529.07 feet to a point; thence S 6 deg. 29 min. 6 sec. W, 124.86 feet to a point; thence N 75 deg. 34 min. 25 sec. W, 572.22 feet to a point; thence S 6 deg. 29 min. 6 sec. W, 201.14 feet to a point; thence N 61 deg. 12 min. 26 sec. W, 458.8 feet to a point; thence N 6 deg. 27 min. 56 sec. E, 280.85 feet to a point; thence S 83 deg. 43 min. 3 sec. E, 1,205.67 feet to a point; thence S 8 deg. 38 min. 50 sec. W, 97.74 feet to a point; thence S 83 deg. 30 min. 54 sec. E, 472.4 feet to a point of beginning, containing 10.5 acres, more or less.

Being the same property conveyed to John W. Lamb and wife, Tina D. Lamb by Warranty Deed from John R. Hills and wife, Sheree G. Hills of record in Instrument No. 20080613-0061171 Register's Office for Davidson County, Tennessee, dated June 4, 2008 and recorded on June 13, 2008.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5776 Craft Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 13th day of February, 2026.

WARRANTY DEED
(Continued)

John W. Lamb

Tina D. Lamb

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Lamb and wife, Tina D. Lamb, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of February, 2026.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **02/13/2026** (**date of document**).

Affiant Signature

02/13/2026
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
13th day of
February, 2026

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029