This instrument prepared by:
MYERS LAW PLLC
P.O. Box 330382
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1383831 DEEDQC
02/20/2026 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013784

This instrument was prepared from information supplied by the parties. MYERS LAW PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 19th day of February, 2026.

Notary Public
My Commission Expires: 11-9-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Brady Nicholas Lambert, et al 4105 Walnut Ridge Drive Nashville, TN 37207	New Owner	00800026800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **BARRY LAMBERT, married** ("Grantor") does hereby quitclaim and convey unto **BRADY NICHOLAS LAMBERT and EMILY ROSE LAMBERT, husband and wife** ("Grantee"), their heirs and assigns, any and all of Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land in the 1st Council District of Davidson County Tennessee and that property conveyed to Barry & Jeaneen Lambert DB- 20250429 0032998 R.O.D.C.T.; and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 10/15/20 as follows:

Beginning at an existing iron pin, said pin being located N 54°33'14"W 20.12 feet from an existing iron pin being Michele Coon QCD- 20210630 0088646 R.O.D.C.T. most southwest corner and said pin being the most southeast corner of herein described tract; Thence now leaving said Coon with Poole DB- 20161109 0118718 R.O.D.C.T. for the next 3 calls: S 71°15'09"W 250.00 feet to an existing iron pin; Thence S 18°44'51"W 16.32 feet to an existing iron pin; Thence S 71°15'09"W 556.95 feet to point; Thence now leaving said Poole N 31°05'36"W 257.47 feet to a point in a creek; Thence N 88°53'35"W 197.67 feet to a point I said creek; Thence N 23°10'02"W 50.00 feet to a point; Thence with a new line N 80°26'49"E 914.94 feet to an existing iron pin in the westerly line of previously stated Coon; Thence with said Coon S 54°33'14"E 253.99 feet to the point of beginning containing 5.03 acres. See attached survey.

The above-described tract is served by a 25' ingress/egress & private utility easement and is more accurately described as follows:

Beginning an existing iron pin in the westerly margin of Whites Creek Pike, said pin being a common corner to Michele Coon QCD- 20210630 0088646 R.O.D.C.T. and being the most northeast corner of herein described easement; Thence margin & Coon S 39°18'44"E 25.50 feet to an existing iron pin, said pin being a common corner to Poole DB- 20161109 0118718 R.O.D.C.T.; Thence now leaving said margin with said Poole for the next 4 calls: S 61°49'50"W 298.34 feet to a point; Thence N 81°28'15"W 980.45 feet to a point; Thence S 71°15'09"W 124.92 feet to a point; Thence N 54°33'14" W, 55.96' to a point; Thence now leaving said Poole with previously stated Coon for the

next 6 calls: N 78°21'00"E 165.0 feet to a point; Thence S 81°26'34"E 125.55 feet to an existing iron pin; Thence S 81°26'34"E 219.45 feet to an existing iron pin; Thence S 81°32'43"E 295.87 feet to a point; Thence S 81°26'16"E 337.21 feet to a point; Thence N 61°50'42"E 285.19 feet to the point of beginning.

The above-described tract is subject to a 25' ingress/egress & private utility easement serving tract two on the same survey described as follows:

Beginning at an existing iron pin, said pin being the most northeast corner of the above - described tract; Thence with the easterly line of above-described tract S 54°33'14" E, 253.99' to an existing iron pin; Thence with the southerly line of the above-described tract S 71°15'09" W, 30.83' to a point; Thence leaving said southerly line N 54°33'14" W, 260.96' to a point in the northerly line of the above-described tract; Thence with said northerly line N 80°26'49" E, 35.36' to the point of beginning.

Being the same property conveyed to BARRY LAMBERT by Quitclaim deed from JEANEEN LAMBERT, of record in Instrument No. 20251119-0092373, Register's Office for Davidosn County, Tennesee, dated November 19, 2025, and recorded on November 19, 2025.

Being PART of the property conveyed to Barry Lambert and Jeaneen Lambert, married to each other, by Warranty Deed from Jeffrey W. George and wife, Joann George, of record in Instrument No. 20250429-0032998, Register's Office of Davidson County, Tennessee, dated and recorded April 29, 2025.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property known as : **0 Whites Creek Pike, Joelton, TN 37080.**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2026.

GRANTOR:

BARRY LAMBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **BARRY LAMBERT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of February, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-9-2028

I, Kirsten Virden, 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 2-19-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 2-19-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

