RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1411116 DEEDWARR 04/24/2026 10:36:30 AM 3 pgs Fees: $18.00 Taxes: $1,206.20 20260424-0034969	The actual consideration for this transfer or value of property transferred (whichever is greater) is $326,000.00. Affiant Sworn to and subscribed before me this 21st day of April, 2026. Notary Public My Commission Expires: September 23, 2026
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	GILLIAN BUCHANAN KUMMER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Laura Emme 529 Donald St Goodlettsville, TN 37072	New Owner(s)	026 09 0 013.00

THIS GENERAL WARRANTY DEED is made and effective as of the 22nd day of April, 2026 (the "***Effective Date***"), by and between:

LYNSEY P. CHAMBERS, f/k/a LYNSEY P KING, and WILLIAM SANDERS CHAMBERS, wife and husband ("***Grantor***"); and

LAURA EMME, unmarried ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot (s) 3, as shown on the map entitled SECTION 5 OF CLARK PLACE, at Goodlettsville, Tennessee, of record in Plat Book 2331, Page (s) 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lynsey P. King and William Sanders Chambers, as tenants in common with right of survivorship, by Warranty Deed from Emily Gayle Coleman and Sandra Jane Cavitt and Heirs at Law of William David House, Cynthia Diann House and Michael David House, of record in Instrument No. 20120725-0065213, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012, and recorded on July 25, 2012.

This is improved property commonly known as 529 Donald St, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5 CLARK PLACE, as recorded in Plat Book 2331, Page(s) 159.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2634, Page 569.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Lynsey P. Chambers

William Sanders Chambers

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, LYNSEY P. CHAMBERS and WILLIAM SANDERS CHAMBERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2026.

Notary Public

My Commission Expires: 02/25/2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Marty Berry, 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 4/21/26 (date of document).

Affiant Signature

4/24/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

