Karen Johnson
Batch # 1419970
05/13/2026 02:48:34 PM
Fees: $18.00 Taxes: $1,628.00

Davidson County
DEEDWARR
3 pgs

20260513-0043205

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of May, 2026.

NOTARY PUBLIC

My commission expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-26-301

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Maria Del Milagro Perez and Augusto Ortiz Gonzalez | UNITED WHOLESALE MORTGAGE | 033-14-0-101.00 |
| (NAME) | (NAME) | |
| 301 Green Acres Drive | 585 SOUTH BOULEVARD E | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | PONTIAC, MI 48341 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **LeAnn Lamb Ledbetter and Russell Brent Lamb, Heirs of the Estate of William Burns Lamb,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Maria Del Milagro Perez and Augusto Ortiz Gonzalez,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

WIFE AND HUSBAND, and EDWIN ORTIZ PEREZ, single, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Pleasant Hill Addition of record in Plat Book 3300, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William B. Lamb and wife, Patsy D. Lamb, by Deed from Allen R. Gregory and wife, Alice D. Gregory, of record in Book 9174, Page 542, Register's Office for Davidson County, Tennessee. Patsy D. Lamb died on January 7, 2021. Her interest in the property vested at death in William B. Lamb as the surviving tenant by the entirety.

William B. Lamb died testate on November 6, 2025. His Last Will and Testament was not admitted to probate. His interest in the subject property vested in LeAnn Ledbetter and Russell "Brent" Lamb as heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Number 20260513-0043203 and Instrument Number 20260513-0043204, and further proven by Intestate Probate Administration in Docket No. 26P26 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This property is __unimproved _X_improved property known as: 301 Green Acres Drive, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of May, 2026.

LeAnn Lamb Ledbetter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LeAnn Lamb Ledbetter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2026.

Notary Public
My Commission Expires:



Russell Brent Lamb

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~WILSON~~ TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Brent Lamb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~8th~~ 9th day of May, 2026.

Notary Public
My Commission Expires: 12/04/2028

DONALD J NAVARO
Notary ID #130920672
My Commission Expires
December 4, 2028