Karen Johnson Davidson County
Batch# 1422014 DEEDWARR
05/19/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $4,806.30
20260519-0044829

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/19/28

File #26-TC-0925-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jenniffer Jean Ward	**Bank of America, N.A.**	
(NAME)	(NAME)	
925 Fatherland Street	**4500 Amon Carter Boulevard, TX2-979-01-02**	**082 16 0 176.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILLIP LAMMONDS AND REBECCA LAMMONDS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JENNIFER JEAN WARD, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, being the Southerly part of Lot No. 98 on the Plan of BARROW'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, of record in Plat Book 1, Page 13, Chancery Court for said County.

Said part of Lot No. 98 fronts 50 feet on the Northerly margin of Fatherland Street and extends back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Phillip Lammonds and Rebecca Lammonds, husband and wife, by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No. 20170703-0066658, in the Register's Office of Davidson County, Tennessee, dated June 29, 2017, and recorded on July 03, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARROW'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, as recorded in Plat Book 1, Page(s) 13.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20190626-0062085.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 925 Fatherland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th day of May, 2026.

Phillip Lammonds

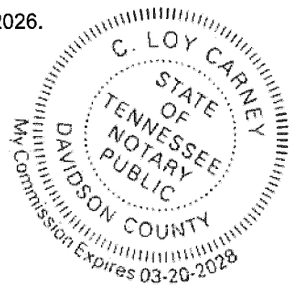
Rebecca Lammonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Phillip Lammonds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2026.

Notary Signature
My commission expires:

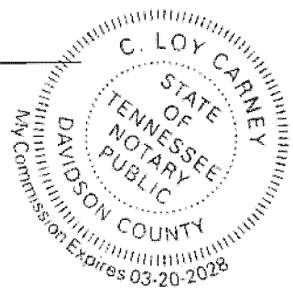


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Rebecca Lammonds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 14. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605190044829