Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1424915 DEEDWARR
05/26/2026 10:38:27 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260526-0047432

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2026.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lauryn Jarrett	New Owner	173-09-0A-609.00CO
2411 Alteras Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cristi Lombardi, a single woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauryn Jarrett, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 753 on the Plan of Section One of Phase Eight, Lenox Village of record in Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Cristi Lombardi, a single woman, by deed from Lauren B. Robinson and Cameron A. Robinson, wife and husband, of record in Instrument No. 20220818-0093623, dated August 12, 2022, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20060824-0104608, Register's Office for Davidson, Tennessee.
c. DCCR for Lenox Village Town Center of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee. Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
e. Storm Water Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042676 and Instrument No. 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
f. Sewer and Drainage Easement of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, Instrument No. 20011106-0121932 and Instrument No. 20011129-0130322, in the Register's Office for Davidson County, Tennessee.
g. Sewer Easement of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
h. Rise and flow of Mill Creek

i. Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Register's Office for Davidson County, Tennessee.
j. Master Deed of record in Instrument No. 20020315-0032825, amended in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
k. Subject to rights of others in and to common areas/elements.
l. Subject to lien for special assessment contained in DCCR's/Master Deed.
m. Subject to HOA dues- if any.
n. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2411 Alteras Drive, Nashville, TN 37211.

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 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 22nd day of May, 2026.

Cristi Lombardi

Cristi Lombardi

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Cristi Lombardi, 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, at office, this 22nd day of May, 2026.

Notary Signature
My commission expires: 05/07/2029

File #: 26-281

JORDAN PAUL BEABOUT
Notary Public - State of Florida
Commission # HH 674246
Expires on May 7, 2029

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Alicia Hamilton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

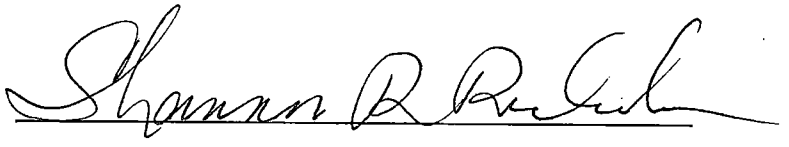


Signature

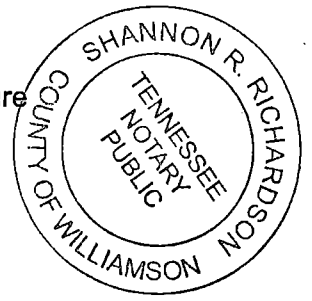
State of Tennessee

County of Williamson

Personally appeared before me, Shannon R Richardson, a notary public for this county and state, Alicia Hamilton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



My Commission Expires: 3-20-2028

Notary's Seal (If on paper)