20261161R

Karen Johnson
Batch # 1428034
06/04/2026 02:27:56 PM
Fees: $18.00 Taxes: $443.63

Davidson County
DEEDWARR
3 pgs

20260604-0050637

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2026.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jim Crossman Realty, LLC, a Tennessee limited liability company	New Owner	**103-02-0C-085-00**
104 Woodmont Blvd #203		
Nashville TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Albert P. Lamb, Trustee of Albert P Lamb Trust dated September 14, 2014

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jim Crossman Realty, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 85 of West End Terrace, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Terrace Condominiums of record in Book 6657 Page 549, amended in Book 7541 Page 955, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By- Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said. Master Deed.

Being the same property conveyed to Dowe P. Carter, unmarried by Warranty Deed from Fred C. Goad, Married of record in Instrument No. 20131031-0113266 Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on October 31, 2013.

Being the same property conveyed to Dowe P. Carter, Trustee of The Dowe P. Carter Revocable Living Trust, Dated September 5, 2014 by Warranty Deed from Dowe P. Carter, an unmarried woman of record in Instrument No. 20140930-0090132 Register's Office for Davidson County, Tennessee, dated September 5, 2014 and recorded on September 30, 2014.

Being the same property conveyed to Albert P. Lamb, Trustee of the Albert P. Lamb Trust, dated September 14, 2014 by Quitclaim Deed from Albert P. Lamb, Trustee of the Dowe P. Carter Carter Revocable Living Trust, dated September 5, 2014, of record in Instrument No. 20150129-0008411 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 29, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 276 White Bridge Pike, Unit 85, Nashville, TN 37209.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 29th day of May, 2026:

The Albert P Lamb Trust dated September 14, 2014

By: _____
Albert P. Lamb, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Albert P. Lamb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the trustee of The Albert P Lamb Trust, dated September 14, 2014, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 29th day of May, 2026.

My Commission Expires: 5/13/28

_____
Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH