Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
70 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1433294
06/15/2026 09:32:22 AM
Fees: $13.00 Taxes: $1,566.95

Davidson County
DEEDWARR
2 pgs

20260615-0053844

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Phillip Bentley		095-12-0-095.00
(NAME)	(NAME)	
2559 Lakeland Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **Julia C. Lamb, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Phillip Bentley, unmarried,** hereinafter called the GRANTEE(S), his/her/their 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 the westerly part of Lot No. 40 on the Map of Lakeland, as of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Lakeland Drive, at the common corner of Lots 40 and 41; thence with the line between said lots, southerly 230.5 feet to a corner of Lot No. 38; thence with the line between Lots 38 and 40, northeasterly 136 feet to the corner of Lot 39; thence northerly 152.1 feet to a point on the southerly margin of Lakeland Drive, which is 43 feet westerly from the common corner of Lots 39 and 40; thence with the margin of Lakeland Drive, westerly 120 feet to the beginning.

Being the same property conveyed to Jerry D. Lamb and wife Julia C. Lamb by Warranty Deed from Earl R. Duncan and wife Mary K. Duncan, dated 05/31/1979, of record in Book 5448, Page 782, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia C. Lamb by Quitclaim Deed from Jerry D. Lamb, dated 01/10/1999, of record in Book 11652, Page 330, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2559 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 11th day of June, 2026.

Julia C. Lamb

Julia C. Lamb

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 Julia C. Lamb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of June, 2026.

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122