Karen Johnson Davidson County
Batch# 1433723 DEEDWARR
06/16/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260616-0054439

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $485,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of June, 2026.

NOTARY PUBLIC

My commission expires: 5/28/2028

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Julia Lamb (NAME)	First Bank (NAME)	098 06 0B 008.00
1013 Larkwood Drive (ADDRESS)	722 Columbia Ave (ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	

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 **Warner I, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Julia Lamb, unmarried woman**, 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:

BEING Unit A of Lot 490, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units. Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants. Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A. of record in Instrument 20051122-0141076. and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County. Tennessee. to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Warner I, LLC by deed from Nancy Summers, unmarried, of record in Instrument No. 20131015-0107591, dated October 14, 2013, said Register's Office.

This property is __unimproved _X_improved property known as: 1013 Larkwood Drive, Hermitage, TN 37076.

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 11th day of June, 2026.

Warner I LLC

BY: Joel M. Warner
Joel M. Warner, Manager

BY: Karen A. Warner
Karen A. Warner, Manager

STATE OF ~~TENNESSEE~~ DT Nebraska T
COUNTY OF WILSON OT Douglas

Before me, the undersigned Notary Public, personally appeared Joel M. Warner and Karen A. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be Managers of Warner I, LLC, the within named bargainor, a limited liability company, and that such Managers executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Warner I, LLC as Managers.

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

Notary Public
My Commission Expires: 3/12/29

GENERAL NOTARY - State of Nebraska
DARREN TEMOSHEK
My Comm. Exp. March 12, 2029

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 June 11, 2026.

Lissa Groom
Affiant
Date: June 11, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of June, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON