Karen Johnson Davidson County
Batch# 1437169 DEEDWARR
06/23/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260623-0056388

# WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0718

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Joshua E. Lynn and Kathryn Theresa Lynn | New Owner | 073-07-0-019.00 |
| (NAME) | (NAME) | |
| 2428 Kimberly Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty Thousand And No/100 Dollars ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL FERGUSON TABOR AND ~~AMY BELLOT TABOR~~, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA E. LYNN AND KATHRYN THERESA LYNN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: ABT Amy Bellott Tabor

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan Sunset View, Section Six of record in Plat Book 2900, Pages 54 and 55, 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 the same property conveyed to Samuel Ferguson Tabor and Amy Bellot Tabor, husband and wife by Special Warranty Deed from SPH Property Three, LLC, a Delaware limited liability company of record in Instrument No. 20210120-0008241, Register's Office for Davidson County, Tennessee, dated January 12, 2021 and recorded on January 20, 2021.

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 2428 Kimberly Drive, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 18th day of June, 2026.

Samuel Ferguson Tabor

Amy Bellott Tabor
~~Amy Bellott Tabor~~ ABT
Amy Bellott Tabor

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Samuel Ferguson Tabor and ~~Amy Bellot Tabor~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Amy Bellott Tabor,

Witness my hand and official seal at office, this 18th day of June, 2026.

~~Notary Public~~ Sheon Stevens, a Notary Public
My commission expires: 5-14-2028

SHEON STEVENS
MY COMMISSION EXPIRES 05-14-2028
NOTARY PUBLIC
COMM. # HH 483148
STATE OF FLORIDA

☑ **Physical Presence or**
☐ **Online Notarization**
☐ **Personally Known**
☑ **Produced Identification**
**Identification Type:** TNDL-6316
TNDL-9284

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/18/26.

Affiant Signature – Joshua A. Terry

6/22/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/22/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27