

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-40969-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443162 DEEDWARR
07/08/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20260708-0061408

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of July, 2026

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brandon Todd and Kelly Stamps 344 Landings Way Mt. Juliet, TN 37122	Success Mortgage Partners, Inc. 1200 S Sheldon Rd., Ste 150 Plymuth, MI 48170	087-02-0A-027-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 569,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Hannah Kent Lamb and Parker Allen Lamb, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Michael Brandon Todd, unmarried and Kelly Stamps, unmarried, joint tenants with full rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 53 on the Plan of Final Plat, Cobblestone Landing, Phase I, of record in Instrument #20050822-0099471, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hannah Kent Lamb and Parker Allen Lamb, wife and husband, from Tessa Chamblin and Cory Chamblin, wife and husband, by Warranty Deed dated December 10, 2024 and recorded December 16, 2024 in Instrument #20241216-0097172, said Register's Office.

Being the same property conveyed to Cory Chamblin and Tessa Chamblin, husband and wife, from Sara Marie Schmidt and Dane Samuel Schmidt, wife and husband, by Warranty Deed dated June 22, 2018 and recorded June 29, 2018 in Instrument #20180629-0062923, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 344 Landings Way, Mt. Juliet, TN 37122

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6 day of July, 2026

GRANTOR(S)

Hannah Kent Lamb

Parker Allen Lamb

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Hannah Kent Lamb and Parker Allen Lamb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6 day of July, 2026.

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/6/2026 (date of document).

Jennifer Russell
Affiant Signature

7/6/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

