Karen Johnson Davidson County
Batch# 1456058 DEEDWARR
08/06/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,157.10
20260806-0072320

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3247

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 day of July, 2026

Notary Public

Commission Expires: 11/15/28

MONTGOMERY COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
TIARRA GRAHAM

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert E. Lambert 208 Wellington Drive Madison, TN 37115	OriginPoint, LLC 1800 West Larchmont Avenue Suite 305 Chicago, IL 60613	051-11-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Justin E. Ostrander and Anna K. Ostrander, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Lambert, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 66 on the Plan of Oakland Acres, Section VII, as shown on the plat of record in Plat Book 2663, page 108 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description

Being the same property conveyed to Justin E. Ostrander and Anna K. Ostrander, husband and wife by Warranty Deed from NENR Investments, LLC - 401K, Profit Sharing Plan F/B/O Stephen D. Rudd an undivided one half interest and Lisa Lynn Easterwood an

undivided one half interest of record in Instrument No. 20150622-0059597 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 22, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 208 Wellington Drive, Madison, TN 37115

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 so 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.

Dated this the 30th day of July, 2026.

Justin E. Ostrander

Anna K. Ostrander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Justin E. Ostrander and Anna K. Ostrander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON HIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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 7/30/26.

Affiant Signature – Joshua A. Terry

8/3/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/3/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON