Karen Johnson Davidson County
Batch# 1474980 DEEDWARR
09/18/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260918-0087173

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF Sept., 2026.

Tracey Perry
NOTARY PUBLIC
My Commission expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26080014

Address of New Owner
Alexa Knoch and
Austin Diddell
7093 Sunnywood Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
173-09-0A-286.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Tony Micah Lambert and Leslie Meranda Qualls-Lambert, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexa Knoch and Austin Diddell, wife and husband** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Phase Four, Lenox Village of record in plat at Instrument No. 20040806-0094784, 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 Tony Micah Lambert and Leslie Meranda Qualls-Lambert, Husband and Wife, by Warranty Deed from Sadie S. Kelley, aka Sadie Kelley, unmarried, dated 04/24/2020 and recorded on 05/13/2020 in Instrument No. 20200513-0049487, Register's Office for Davidson County, Tennessee.

This is property generally located:
7093 Sunnywood Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032826, Supplemental Declaration of record in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee.

4. Master Deed Restrictions for Lenox Village of record as Instrument No. 20020315-0032825, Supplemental Master Deed Restrictions of record in Instrument No. 20021226-0158459, and Instrument No. 20040526-0062221, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewer, Water Mains and Appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Book 7361, Page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
8. Grant of Easement in Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Tony Micah Lambert and Leslie Meranda Qualls-Lambert** have caused this instrument to be executed, this the 17 day of Sept, 2026.

Tony Micah Lambert

Tony Micah Lambert

Leslie Meranda Qualls-Lambert

Leslie Meranda Qualls-Lambert

STATE OF TN
COUNTY OF Macon

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Tony Micah Lambert and Leslie Meranda Qualls-Lambert,** 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.

This the 17 day of Sept, 2026.

My Commission expires: 7/13/30

NOTARY PUBLIC

LEWIS BRONNER MCCARTER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on September 17, 2026. (date of document).

Signature

Date: 9-18-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 18th day of September, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON