Karen Johnson Davidson County
Batch# 345763 DEEDWARR
01/21/2020 12:04:58 PM 3 pgs
Fees: $18.00 Taxes: $580.90
20200121-0007205

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
7149 Nolensville Road, Ste 3A
Nolensville, TN 37135
615-776-7461

#2030

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
MARLON LUCAS AND WIFE, MARY LUCAS	(NEW OWNERS)	Map 175-04-0A-
1261 Fallsworth Drive		Parcel 032.00CO
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **VALERIA JANE BRASSFIELD, EXECUTRIX OF THE ESTATE OF MARTHA LOU OLGUIN,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MARLON LUCAS AND WIFE, MARY LUCAS,** (the "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is the same legal description as in previous deed of record.

This conveyance is subject to the following:

1. **2020 Taxes, a lien, not yet due and payable.**
2. **Restrictions for Master Deed and By-Laws of record in Instrument Nos. 20010214-0014161, re-recorded in 20010702-0069590, 20011019-0114191, re-recorded in 20011212-0136927, 20030915-0134956, and in 20111115-0089064, said Register's Office.**
3. **By-Laws of record in Instrument No. 20190603-0052172, said Register's Office.**
4. **Charter of record in Instrument No. 20081219-0121384, said Register's Office.**
5. **Easements of record in Book 11491, page 719, Book 11539, page 799, Book 11672, page 447, Deed Book 435, page 507 and in Book 5897, page 191, said Register's Office.**
6. **Any and all matters appearing on the Plan of record in Plat Instrument No. 20010129-0008516, said Register's Office.**

This is improved property commonly known as **410 YOSEMITE COURT, ANTIOCH, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $157,000.00.

M. Lucas
Affiant

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this
14th day of January, 2020.

Judy Painter-Rose
Notary public:
My Commission Expires: 10/30/2022

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of January, 2020.

THE ESTATE OF MARTHA LOU OLGUIN

BY: Valeria Jane Brassfield, Executrix
Valeria Jane Brassfield, Executrix

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Valeria Jane Brassfield, Executrix of The Estate of Martha Lou Olguin,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument for the therein contained, as Executrix of the said Estate.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of January, 2020.

Judy Painter-Rose
Notary Public
My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 12A, on the FINAL PLAT, PARK PLACE SUBDIVISION, PHASE 1, of record in Plat Instrument No. 20010129-0008516, said Register of Deeds, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard James Olguin and wife, Martha Lou Olguin by warranty deed dated July 13th, 2006 from Landmark Homes of Tennessee, Inc. of record in Instrument no. 20060714-0084814, said Register's Office. The said Richard James Olguin having since died on February 7, 2016 and title vested in Martha Lou Olguin, as the sole surviving tenant by the entirety. The said Martha Lou Olguin having since died on October 27, 2019 and title vested in The Estate of Martha Lou Olguin. Pursuant to her Last Will and Testament and Letters Testamentary issued to Valeria Jane Brassfield, as Executrix of The Estate of Martha Lou Olguin in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 19P2001 granting her the authority to act on behalf of the said Estate.