RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014201

WARRANTY DEED

Karen Johnson Davidson County
Batch# 469441 DEEDWARR
09/03/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20200903-0100751

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson SM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2020.

NOTARY PUBLIC

My commission expires:

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seham Attalla 410 Yosemite Court Antioch, TN 37013	Same address as new owner	175-04-0-A-032.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), 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, **MARLON LUCAS AND WIFE, MARY LUCAS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SEHAM ATTALLA, A MARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit 12A on Final Plat, Park Place Subdivision, Phase 1 of record in Instrument #20010129-0008516, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marlon Lucas and wife, Mary Lucas from Valeria Jane Brassfield, Executrix of the Estate of Martha Lou Olguin by Warranty Deed dated January 14, 2020 and recorded January 21, 2020 in Instrument #20200121-0007205, said Register's Office.

Being the same property conveyed to Richard James Olguin and wife, Martha Lou Olguin from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed dated July 13, 2006 and recorded July 14, 2006 in Instrument #20060714-0084814, said Register's Office. Richard James Olguin having since died 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 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 #19P2001, granting her the authority to act on behalf of said estate (the will directed that real property be administered as part of the probate estate, under control of the Executrix).

The address of the herein described property is believed to be 410 Yosemite Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 the 2nd day of September, 2020.

Marlon Lucas

MARLON LUCAS

Mary Lucas

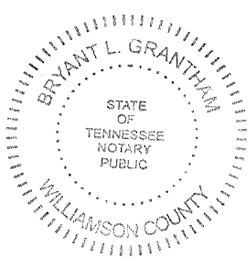
MARY LUCAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marlon Lucas and wife, Mary Lucas, 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 2nd day of September, 2020.

Notary Public
My commission expires: 6-20-2021



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

