Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0555-20

Karen Johnson Davidson County
Batch# 483775 DEEDWARR
09/25/2020 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20200925-0110726

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Ovidio Emeterio Mejia Diaz
Affiant

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of September, 2020

Notary Public
My Commission Expires: 2/21/22

Address of New Owner	Send Tax Bills To:	
Ovidio Emeterio Mejia Diaz 306 Lallemand Court Nashville, TN 37211	Same as New Owner	Map/parcel: 148-02-0-061.00

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

Lisa Michelle Reid, as Administratrix of the Estate of Robert C. Ethridge and Lisa Michelle Reid and Jeremy Ethridge and Carla Perry-Wilhelm and Helen E. Neal and Mary E. Sexton, as Heirs-At-Law

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ovidio Emeterio Mejia Diaz, a married man

HEREINAFTER CALLED THE GRANTEE(S), his 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 and being all of Lot No. 23 on the Plan of LUNA HEIGHTS, Section Two, as appearing of record in Book 2900, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 23 fronts 64.0 feet on the northerly side of Lallemand Court and extends back 241.0 feet on the Easterly line and 255.0 feet on the westerly line to a dead line in the rear, which is a broken line, measuring a total of 143.0 feet thereon.

Being the same property conveyed to Robert C. Ethridge and wife, Ruby C. Ethridge by Deed from David M. Emerson and wife, Sandra K. Emerson dated 1/17/1967 and filed for record in Book 4094, Page 569, in the Register's Office for Davidson County, Tennessee. The said Ruby C. Ethridge died on October 17, 2019 leaving Robert C. Ethridge as the fee simple owner of

subject property as the surviving tenant by the entirety. The said Robert C. Ethridge (aka Robert Carl Ethridge) died intestate on March 25, 2020. Lisa Michelle Reid was appointed as Administratrix pursuant to Letter of Administration and Order Opening Estate for Full Administration filed 5/28/2020 in Docket No. 20P829, in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 6161, Page 335, in the Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 306 Lallemand Court, Nashville, TN 37211

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), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, 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 25th day of September, 2020

Lisa Michelle Reid, as Administratrix

Lisa Michelle Reid, as Individual

Jeremy Ethridge

Carla Perry-Wilhelm

Helen E. Neal by Lisa Michelle Reid,
Attorney-in-Fact

Mary E. Sexton by Lisa Michelle Reid,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Lisa Michelle Reid as Administratrix of The Estate of Robert C. Ethridge and Lisa Michelle Reid, as Individual, Jeremy Ethridge and Carla Perry-Wilhelm**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2020

Notary Public
My Commission Expires: 2/2/22

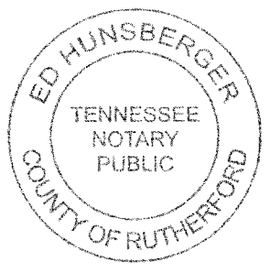
ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

On this 25th day of September, 2020, before me, the undersigned Notary Public for the County and State aforesaid, personally appeared **Lisa Michelle Reid**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Helen E. Neal**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number _____202009250110725_____, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 25th day of September, 2020.

Notary Public
My Commission Expires: 2/21/22

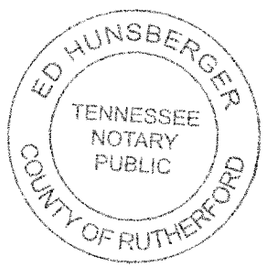


State of Tennessee
County of Rutherford

On this 25th day of September, 2020, before me, the undersigned Notary Public for the County and State aforesaid, personally appeared **Lisa Michelle Reid**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Mary E. Sexton**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number _____202009250110724_____, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 25th day of September, 2020.

Notary Public
My Commission Expires: 2/21/22



True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

202009250110726