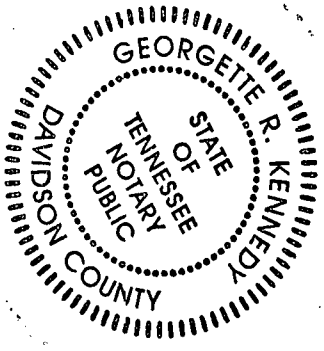
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

JoAnn B Bosemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 747517 DEEDWARR
11/02/2021 09:16:41 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211102-0146389

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ermac Drive Development, LLC 2135 Dana Avenue Cincinnati, OH 45207	New Owner	095-15-0-022

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Shawn Guilbault, Executor of the Estate of Jeffery Allan Lucas**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Ermac Drive Development, LLC**, an Ohio limited liabilty company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of THE HIGHLANDS, as shown on plat of record in Book 2663, Page 127, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to John. H. Vernon and wife, Veda J. Vernon by Warranty Deed dated 10/14/1965 from Bruce W. Richardson and wife, Marcia H. Richardson, of record in Book 3946, Page 921, Register's Office for Davidson County, Tennessee.

The said John H. Vernon died on 09/12/1985, leaving the said Veda J. Vernon the sole surviving tenant by the entirety.

Being the same property conveyed to Bill H. Vernon and wife, Tommy N. Vernon by Quitclaim Deed dated 12/27/1991, from Veda J. Vernon, of record in Book 8522, Page 550, Register's Office for Davidson County, Tennessee.

The said Bill H. Vernon died on 06/01/2009, leaving the said Tommy N. Vernon the sole surviving tenant by the entirety.

Being the same property conveyed to Jeffrey A. Lucas and wife Mary C. Lucas by Quitclaim Deed dated 08/05/2009 from Tommy N. Vernon, a widow, of record in Instrument 20090805-0073348, Register's Office for Davidson County, Tennessee.

The said Jeffery Allan Lucas died on 11/17/2020. Pursuant to Last Will and Testament of Jeffery Allan Lucas of record in Probate Case No. 21P927, Probate Clerk's Office for Davidson County, Tennessee, Michael Shawn Guilbault, as executor of the Estate of Jeffery Allan Lucas, is directed and empowered to sell the property.

Mary C. Lucas having since died on

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 640 Ermac Drive, Nashville, TN 37214

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 do 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.

Witness my/our hand(s) this the 28th day of October, 2021.

MC Executor
Michael Shawn Guilbault, Executor of the
Estate of Jeffery Allan Lucas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Shawn Guilbault, Executor of the Estate of Jeffery Allan Lucas, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged themselves to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th day of October, 2021.

Jennifer D. Stacey
Notary Public

My Commission Expires: 10/11/25

(SEAL)

