WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

JoAnn B Greenon
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# 747518 DEEDWARR
11/02/2021 09:18:08 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20211102-0146390

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	107-03-0-001.00

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, as Executor of the Estate of Jeffery Allan Lucas**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ermac Drive Development, LLC**, 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. 10 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 Vernon Kennth Gibson and wife, Julia Vee Gibson, by Warranty Deed dated 02/05/1960, from R. L. Freeman, Trustee, of record in Book 3028, Page 113, Register's Office for Davidson County, Tennessee.

The said Vernon Kenneth Gibson died on 12/27/2006, leaving the said Julia Vee Gibson the sole surviving tenant by the entirety.

Being the same property conveyed to Mary Charlotte Lucas by Quitclaim Deed dated 08/26/2010 from Julie Vee Gibson, of record in Instrument 20100827-0068002, Register's Office for Davidson County, Tennessee.

The said Mary Charlotte Lucas died intestate on 08/19/2017, leaving the said Jeffery Allan Lucas, Michael Shawn Guilbault and Ashton Allan Lucas as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20171004-0101897 and 20171004-0101898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffery Allan Lucas by Quitclaim Deed dated 09/28/2017 from Michael Shawn Guilbault and Ashton Allan Lucas, of record in Instrument 20171004-0101899, 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.

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: 646 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.

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(s) acknowledged himself to be within named bargainor(s), 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
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10/11/25