Warranty Deed

Karen Johnson Davidson County Batch# 1098163 DEEDWARR 02/06/2024 08:02:30 AM 3 pgs Fees: $18.00 Taxes: $2,553.00 20240206-0008127	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $690,000.00. Affiant Subscribed and sworn to before me, this the 1st day of February, 2024. Notary Public My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Lockridge	New Owner(s)	072-12-0-126.00
2100 Fernwood Drive	PROPERTY	
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAGUNAS OCHOA HOMES, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL LOCKRIDGE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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, being Lot No. 172, on the Plan of Dalewood Section 3, as of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Slate and wife, Angela Lee Slate by Warranty deed from Clifford Overby and wife, Joni Coleman Overby of record in Book 6401, page 329, Register's Office for Davidson County, Tennessee, dated September 28, 1984 and recorded on October 11, 1984.

Said Final Decree of Divorce recorded on August 22, 1988, in Book 7632, Page 727.

Being the same property conveyed to Clara Willis Byrd, Trustee by Quitclaim Deed from James M. Slate and wife, Angela Lee Slate of record in Book 7757, page 505, Register's Office for Davidson County, Tennessee, dated January 20, 1989 and recorded on January 24, 1989 and within the same deed the said Clara Willis Byrd, Trustee conveyed his interest in the subject property to Angela Lee Slate.

Said Angela Lee Slate became deceased on September 1, 1995, leaving Last Will and Testament filed for Probate in Docket No. 96P1332, Probate Court of Davidson County, Tennessee. In accordance with the terms of the Will, William Leonard Vincent Troup is named Executor of the Estate of Algela Lee Slate, deceased. Said Last Will and Testament recorded on March 31, 2000, Instrument Number 200003310032322, Register's Office for Davidson County, Tennessee.

William L. Troupe became deceased on December 25, 2003.

Being the same property conveyed to Eric Troupe and Jason Slate by Quitclaim deed from William L. Troupe, Jr. of record in Instrument No. 20040727-0089491 Register's Office for Davidson County, Tennessee, dated July 20, 2004 and recorded on July 27, 2004.

Eric Troupe became deceased on September 14, 2005. (No probate or heirship of record).

Being the same property conveyed to Jason Slate by Quitclaim deed from William L. Troupe, Jr. of record in Instrument No. 20150212-0013206 Register's Office for Davidson County, Tennessee, dated January 21, 2015 and recorded on February 12, 2015.

Being the same property conveyed to Jason Slate by Quitclaim deed from Angela Nicol Slate of record in Instrument No. 20190329-0028340 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 29, 2019.

Jason Slate having become deceased on or about March 2, 2023; affidavit of Heirship of record in Instrument No. 20230419-0028741, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship recorded on October 06, 2023 in Instrument No. 20231006-0078869, Instrument No. 20231006-0078870, Instrument No. 20231006-0078871 and Instrument No. 20231006-0078872.

Being the same property conveyed to Lagunas Ochoa Homes LLC by Warranty Deed from Angela Nicol Misky f/k/a Angela Nicol Slate, Austin Slate, Kyler Slate and Kason Slate, heirs of Jason Slate of record in Instrument No. 20231002-0077335 Register's Office for Davidson County, Tennessee, dated September 25, 2023 and recorded on October 02, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2100 Fernwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of February, 2024.

Lagunas Ochoa Homes, LLC, a Georgia Limited Liability Company

By: _____
Guadalupe Ochoa Lagunas, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Guadalupe Ochoa Lagunas, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Lagunas Ochoa Homes, LLC, a Georgia Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of February, 2024.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

_____
Notary Public

Certificate of Authenticity

I, Adde Dilworth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **February 1, 2024**.

Date

Affiant Signature

February 1, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025