RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 1113954 DEEDWARR 03/22/2024 10:06:30 AM 4 pgs Fees: $23.00 Taxes: $1,509.23 20240322-0019962 CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026	The actual consideration for this transfer or value of property transferred (whichever is greater) is $407,900.00. Affiant Sworn to and subscribed before me this 8th day of March, 2024. Notary Public My Commission Expires: 3/22/26
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Marta Luisa Mejia Cortes 3244 New Towne Rd Antioch, TN 37013	New Owner(s)	150 07 0 016.00

THIS GENERAL WARRANTY DEED is made and effective as of the 8th day of March, 2024 (the "***Effective Date***"), by and between:

SUE W. LAMBERTH, AN UNMARRIED WOMAN ("***Grantor***"); and

MARTA LUISA MEJIA CORTES, AN UNMARRIED WOMAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of TOWNE VILLAGE OF THE COUNTRY, SECTION ONE, as of record in Plat Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 65 feet on the Northerly margin of New Towne Road and extends back 206.86 feet along the Easterly line and 206.86 feet along the Westerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Robert D. Lamberth and wife, Sue W. Lamberth, by Warranty Deed from Randall Phillips Bldrs., Inc., of record in Book 5395, Page 330, in the Register's Office of Davidson County, Tennessee, dated February 13, 1979 and recorded on February 14, 1979. The said Robert D. Lamberth died on January 06, 2022, leaving Sue W. Lamberth as surviving tenant by the entirety.

This is improved property commonly known as 3244 New Towne Rd, Antioch, TN 37013.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNE VILLAGE OF THE COUNTRY, SECTION ONE, as recorded in Plat Book 5200, Page(s) 55 and 56.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5289, Page 687.

3. Easement for Water and Sewerage, recorded in Book 5866, Page 45.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Sue W. Lamberth

Sue W. Lamberth

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, SUE W. LAMBERTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2024.

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/8/24 (date of document).

Affiant Signature

3/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

