SEND TAX BILL:
Les Lazarus
735 Burgess Dr.
Goodlettsville, TN 37072

PROPERTY OWNER:
Les Lazarus
Same

MAP: **142-1-A**
PARCEL: **29.00**

Karen Johnson
Batch # 1186636
09/26/2024 09:57:26 AM
Fees: $28.00 Taxes: $854.70

Davidson County
DEEDWARR
5 pgs

20240926-0074627

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

FROM: **Mittie Adams, Rebecca Carter and Diane Williams AND Judy Carter, Individually and as Administratrix of the Estate of Mary E Guerrero, deceased**

TO: **Les Lazarus, a married man**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mittie Adams, Rebecca Carter and Diane Williams AND Judy Carter, individually and as Administratrix of the Estate of Mary E Guerrero, deceased,** hereby sell(s), transfer(s) and convey(s) unto **Les Lazarus, a married man** and the said party's heirs and assigns, a certain tract or parcel of real estate, lying and being in Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-3, together with the carport designated No. E-3 C on the Plat of Section 1, River Plantation Condominium Apartments, a horizontal property regime, of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Nell F. Williams, unmarried and Mary E. Guerrero, unmarried, by warranty deed, from Bettye B. Larkin, dated October 20, 2004, of record in Instrument No. 20041220-0150906, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL Nell F. Williams died intestate on June 25, 2005, leaving as her only heirs at law being her four daughters, Mary E. Guerrero, Rebecca Carter, Mittie Adams and Diane Williams. Nell F. Williams was a widow and unmarried at the time of her death and had only one other child who predeceased her having no issue, being Clarence Reece Burns.

BY FURTHER WAY OF RECITAL, Mary E. Guerrero died testate April 13, 2024. Her daughter, Judy Carter, was appointed as Administratrix of her estate. Mary E. Guerrero's estate was opened to probate in the Circuit Court for the Twentieth Judicial Circuit in and for Lee County, Florida, Probate Division, Case No. 24-CP-001910 and Judy Carter was granted Letters of Administration by said Court on July 12, 2024.

BY FURTHER WAY OF RECITAL, See Order in Case No. 23-1351-II and Case No. 23-1373-II in the Chancery Court of Davidson County, Tennessee which was consolidated with the first case wherein The Court ordered the sale of the subject property at auction for partition and confirmed

the sale by Order dated August 6, 2024. Further, Mary E. Guerrero died after she filed the partition suit.

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

TO HAVE AND TO HOLD all rights, title and interest in the above-described tract or parcel of real estate, together will all improvements thereon and all appurtenances thereunto belonging, unto the said **Les Lazarus, a married man,** and said party's heirs and assigns, forever in fee simple.

Mittie Adams, Rebecca Carter and Diane Williams AND Judy Carter, individually and as Administratrix of the Estate of Mary E Guerrero, deceased, covenant(s) that I am lawfully seized and possessed of the above described tract of real estate; that I have a good and lawful right to sell and convey the same; and that the same is free and unencumbered, except for restrictions of record, if any.

Mittie Adams, Rebecca Carter and Diane Williams AND Judy Carter, individually and as Administratrix of the Estate of Mary E Guerrero, deceased, solely in her capacity as Administrator of the Estate of David G. Melson and not individually, covenant(s) and bind(s) said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Les Lazarus, a married man,** and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our signatures the day and date of our respective acknowledgements below.

CUMBERLAND COUNTY, NC NOTARY PUBLIC DIANA T HUBBARD

Mittie Adams
Mitte Adams

STATE OF North Carolina
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Mittie Adams**, with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal at Fayetteville (city), North Carolina (state), on this the 23 day of September, 2024.

Notary Public: Diana T. Hubbard Diana T. Hubbard

My Commission Expires: July 27th 2025

Rebecca A Carter

Rebecca Carter

STATE OF North Carolina
COUNTY OF Sampson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Rebecca Carter**, with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal at Garland (city), North Carolina (state), on this the 19th day of September, 2024.

Notary Public: Nakachia T. Murphy

My Commission Expires: May 22, 2028

NAKACHIA T. MURPHY
NOTARY PUBLIC
Sampson County, North Carolina
My Commission Expires May 22, 2028

Diane Williams

Diane Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Diane Williams**, with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (city), TENNESSEE (state), on this the _____ day of September, 2024.

Notary Public: _____

My Commission Expires: 9-8-25

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ESTATE OF MARY E. GUERRERO, deceased

BY: _____
Judy Carter, Individually and as Administratrix

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Judy Carter**, with whom I am personally acquainted, and who acknowledged that said party has executed the foregoing deed instrument for the purposes therein contained by virtue of the authority vested in them Individually and as the Administratrix of the Estate of Mary E. Guerrero, deceased.

WITNESS my hand and official seal at Ft Myers (city), Florida (state), on this the 19th day of September, 2024.

Notary Public: _____

My Commission Expires: 10.16.24

MARILYN LAMBERG
Notary Public - State of Florida
Commission # HH 054198
My Comm. Expires Oct 16, 2024
Bonded through National Notary Assn.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $231,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 20th day of September, 2024.

_____
Notary Public or Register

My Commission Expires: 7/15/2028
A:re/DED2024-0144

LEA A. BYNUM
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY