Name and Address of New Owner:
Marcelo Lemus and Stacey Lee Smith
5751 Cane Ridge Road
Antioch, TN 37013

Send Tax Bills To:
Marcelo Lemus and Stacey Lee Smith
5751 Cane Ridge Road
Antioch, TN 37013

This Instrument Prepared By:
Carly Woodring
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 052-01-0-156.00

Karen Johnson Davidson County
Batch # 1227999 DEEDWARR
01/17/2025 02:45:05 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20250117-0004086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debbie Rader, Trustee of Irrevocable Trust Agreement of James E. Richards dated July 5, 2017**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marcelo Lemus, a married man, and Stacey Lee Smith, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos 5, 6 and 7 on the Plan of Subdivision of B. H. and Margaret Franklin's 6-acre tract of record in Plat Book 843, Page 78, 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 Edward Richards and wife, Ruth J Richards by Deed from Roy Dotson and wife, Fleta Dotson of record in Book 2494, Page 534, in the Register's Office for Davidson County, Tennessee, dated February 17, 1956 and recorded on March 02, 1956.

Being the same property conveyed to James Edward Richards by Quitclaim Deed from Ruth J. Davison Richards of record in Book 6552, Page 662, in the Register's Office for Davidson County, Tennessee, dated May 09, 1985 and recorded on May 09, 1985.

Being the same property conveyed to Debbie Rader, Trustee of the Irrevocable Trust Agreement of James E Richards dated July 5, 2017 by Quitclaim Deed to Trustee from James E Richards (unmarried) of record in Instrument No. 20170710-0068787, in the Register's Office for Davidson County, Tennessee, dated July 05, 2017 and recorded on July 10, 2017

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2025.

Irrevocable Trust Agreement of James E. Richards dated July 5, 2017

By: Debbie Rader (SEAL)
Debbie Rader, Trustee

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 15th day of January, 2025, before me personally appeared Debbie Rader, Trustee of Irrevocable Trust Agreement of James E. Richards dated July 5, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2025.

Helen F Mackey
Notary Signature
My commission expires: 06-29-27

HELEN F MACKEY NOTARY PUBLIC TENNESSEE SUMNER COUNTY MY COMM EXPIRES 06-29-27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debbie Rader
Affiant

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Sworn to and subscribed before me this 15th day of January, 2025.

Helen F Mackey
Notary Signature
My commission expires: 06-29-27

HELEN F MACKEY NOTARY PUBLIC TENNESSEE SUMNER COUNTY MY COMM EXPIRES 06-29-27