This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6537-AJ

Karen Johnson Davidson County
Batch# 1296953 DEEDWARR
07/11/2025 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20250711-0054911

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2025.

Notary Public
My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES JUNE 23, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James R. Martin 921 Jewell Avenue Franklin, TN 37064	James Martin 921 Jewell Avenue Franklin, TN 37064	142 06 0C 007.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Dennis Andrew Lacour, a married man, individually and as Administrator of the Estate of Susan Lacour, deceased, Adam Guy Lacour, a married man, and Alanna Catherine Lacour, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto James R. Martin, a married man (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, a Condominium Apartment in Davidson County, Tennessee, being Unit No. 60A, on the Plan of SECTION FOUR, DORAL COUNTRY VILLA, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Plat Book 5050, Page 61, and as established by Master Deed of record in Book 5011, Page 395 and in Book 5157, Page 252, as amended of record in Book 5157, Page 254, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete details of description, together with the said apartment's appurtenant undivided in the general and limited common elements of the condominium.

Being the same property conveyed to Susan Lacour, a single woman, by Warranty Deed from Thomas J. Buida III, of record in Instrument No. 20151216-0126413, in the Register's Office of Davidson County, Tennessee, dated December 10, 2015 and recorded on December 16, 2015. The said Susan Lacour died August 08, 2023, intestate, devising subject property to Heirs and/or Devisees of the Estate of Susan Lacour. See Probate Case 24P1674, in the Probate Court for Davidson County, Tennessee. Subject property was never primary residence for grantors and/or spouses. See Affidavit of Heirships recorded in Instrument 202507110054909 and Instrument 202507110054910, in the Register's Office for Davidson County, Tennessee, dated July 9, 2025 and recorded on July _____, 2025.

This is improved property located at: **732 Albar Drive, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2025.

GRANTOR:

Dennis Andrew Lacour

Dennis Andrew Lacour as Administrator of the Estate of Susan Lacour, deceased

Adam Guy Lacour

Alanna Catherine Lacour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dennis Andrew Lacour and Adam Guy Lacour, and Alanna Catherine Lacour, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of July, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dennis Andrew Lacour as Administrator of the Estate of Susan Lacour, deceased, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of July, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/11/25 (date of document).

Jennifer L. Pennell

7/11/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/11, 2025.

Rachel K. Willis

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal