Karen Johnson
Batch # 1297618
07/14/2025 03 55 24 PM
Fees $18 00 Taxes $277 50
Davidson County
DEEDWARR
3 pgs
20250714-0055427

This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO.	MAP/PARCEL NO .
Marcelo Lemus	NEW OWNER	092-02-0P-002 00-CO
5751 Cane Ridge Rd		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **First Community Bank of Tennessee** have this day bargained and sold, and do hereby transfer and convey unto the said **Marcelo Lemus, married**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Unit No. Unit B on the Plan of TwentySix-Eight Meharry Blvd , a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221003-0108762, 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 1404 Dickerson, LLC, a Tennessee limited liability company by Warranty Deed from Howdy Hospitality LLC, a Texas limited liability company of record in Instrument No. 20210203-0015842, Register's Office for Davidson County, Tennessee

Being the same property conveyed to First Community Bank of Tennessee, by Trustee's Deed from James Scott Cocanougher, Trustee, dated December 17, 2024 and recorded December 19, 2024 in Instrument No 20241219-0098638, Register's Office of Davidson County, Tennessee.

This conveyance is subject to· property taxes, which have been prorated and assumed by the grantee (s) herein; any and all existing easements and restrictions as shown of record including those listed in Plan of record in Plat Book 57, Page 87, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions of record in Instrument Number 20221003-0108762, Register's Office for Davidson County, Tennessee, Utility Easement and Maintenance Agreement of record in Instrument Number 20221003-0108761, in the Register's Office for Davidson County, Tennessee; Charter of record in Instrument Number 20221005-0109797, in the Register's Office for Davidson County, Tennessee

This is unimproved property, known as **2608 B Meharry Boulevard, Nashville, TN 37208**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other

GRANTOR makes no representation or warranties of any kind or character expressed or

implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment

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.

Witness our hand this 9th day of July, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

First Community Bank of Tennessee

BY: Scott Cocanougher

Scott Cocanougher
Chief Executive Officer

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned Notary Public, personally appeared SCOTT COCANOUGHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF EXECUTIVE OFFICER of FIRST COMMUNITY BANK OF TENNESSEE, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal, this the 9th of July, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,000 00.

Affiant

Subscribed and sworn to before me this the 9th day of July, 2025.

Notary Public

My commission expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

(Affix Seal)

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 7/9/25.

Date

Affiant Signature

7/9/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025.

Notary's Signature

My Commission Expires: 05/08/28

Date

Notary's Seal (if on paper)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028