SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

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

W-BS-25-1904

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Marcelo Lemus **Victor Guevara**	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
5751 Cane Ridge Rd		**070-08-0F-001 00-CO** **070-08-0F-002 00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRST COMMUNITY BANK OF TENNESSEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCELO LEMUS, MARRIED AND VICTOR GUEVARA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit Nos A and B, on the Plan of Homes at 1904 Lathan Court Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20220808-0089846, 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 First Community Bank of Tennessee by Trustees 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
- Taxes for the year 2025 and subsequent years
- Letter for the demolition of building from Metropolitan Government of Nashville and Davidson County, recorded October 31, 2024 in Instrument No 20241031-0084376, Register's Office of Davison County, Tennessee

- All matters shown on the Plan of record in Plat Book 2330, Page 108, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20220808-0089846, Register's Office for Davidson County, Tennessee
- Easement in Book 6313, Page 979, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

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

This is **improved** property known as **1904 A Lathan Ct. and 1904 B Lathan Ct., Nashville, Tennessee 37207**

Karen Johnson
Batch # 1314681
08/26/2025 09 32 40 AM
Fees $18 00 Taxes $666 00

Davidson County
DEEDWARRSP
3 pgs

20250826-0068085

Warranty Deed

Witness my/our hand(s) this the 22nd DAY OF AUGUST, 2025

First Community Bank of Tennessee
BY: Daniel Watson
Daniel Watson
President & Chief Financial Officer

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned Notary Public, personally appeared DANIEL WATSON, 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 PRESIDENT & CHIEF FINANCIAL 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 PRESIDENT & CHIEF FINANCIAL OFFICER.

Witness my hand and official seal, this the 22nd of August, 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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 8/22/25.

Date

Affiant Signature

8/25/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of August, 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