Karen Johnson
Batch # 1340304
10/30/2025 12 41 50 PM
Fees $38 00 Taxes $854 70
Davidson County
DEEDWARR
7 pgs
20251030-0086514

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED THIRTY ONE THOUSAND AND 00/100 (231,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
LES LAZARUS (NAME)	**NEW OWNER** (NAME)	**142 01 0A 029.00**
8207 SAWYER BROWN ROAD NASHVILLE, TN 37221 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of August, 2025, the undersigned, **JUDY CARTER, EXECUTRIX OF THE ESTATE OF MARY E. GUERRERO, DIANE WILLIAMS, REBECCA CARTER, MITTIE ADAMS, AND MORGAN ASHLEE OAKS, TRUSTEE OF THE TRUST OF ALANNA NELLE OAKS**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LES LAZARUS, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **8207 SAWYER BROWN ROAD, E3, NASHVILLE, TN 37221** and more particularly described as follows

A certain condominium apartment in Davidson County, Tennessee, being Unit No E-3, together with the carport designated No. E-3 C on the Plan of SECTION 1, RIVER PLANTATION CONDOMINIUM APARTMENTS, a horizontal property regime, of record in Plat Book 4460, Page 59, with Master Deed recorded in Book 4562, Page 474 as supplemented and amended by instrument of record in Instrument No. 20051020-0126564 and further amended in Instrument No. 20140219-0014288, Registers 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, married, of record in Instrument No 20041220-0150906, in the Register's Office of Davidson County, Tennessee, dated October 20, 2004, and recorded on December 20, 2004. The said Nell F. Williams died on June 21, 2005, leaving as heirs, her daughters Mary Guerrero, Mittie Adams, Rebecca Carter and Diane Williams. See Affidavit of Heirship of record in Instrument No 20250813-0064282 and Instrument No 20250813-0064283 Thereafter, Mary E Guerrero died testate on April 13, 2024, naming Judy Carter as her executrix and devising the proceeds of the sale of the subject property to Alanna Nell Oaks, to be held in trust until her eigteenth birthday Trustee of the Alanna Nell Oaks Trust is Morgan Ashlee Oaks. See Probate Case No. 25P69, Davidson County Circuit Court. See also Case No 23-1373-II

(consolidated with Case No. 23-1351-II) in the Chancery Court for the State of Tennessee Twentieth Judicial District at Nashville, Davidson County. Tennessee

NOTE: During litigation of the subject property (See Probate Case No 25P69, Davidson County Circuit Court See also Case No 23-1373-II (consolidated with Case No. 23-1351-II)), Mary E. Guerrero died testate leaving her interest to Alanna Nell Oaks, a minor, and appointing Morgan Ashlee Oaks as trustee of the Alanna Nell Oaks Trust. Morgan Ashlee Oaks joins in this conveyance to transfer any and all interest of Alanna Nell Oaks in the subject property

NOTE· The Grantors attempted to transfer the subject property to the Grantee in Instrument No 20240926-0074627, in the Register's Office of Davidson County, Tennessee, dated September 25, 2024, and recorded on September 26, 2024. The Chancery Court of Davidson County, Tennessee rendered an Order invalidating this conveyance in Case No 23-1351-II and Case No 23-1373-II which was consolidated with the first case. Therefore, the Grantors retained there interest in the subject property and enter into this conveyance to correctly transfer the subject property to the Grantee

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, this instrument has been executed this 15th day of August, 2025.

[SIGNATURE PAGES TO FOLLOW]

GRANTOR: **JUDY CARTER, EXECUTRIX OF THE ESTATE OF MARY E. GUERRERO**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JUDY CARTER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof and who upon oath acknowledged themselves to be the **EXECUTRIX OF THE ESTATE OF MARY E. GUERRERO** (the "Estate"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Estate, the within named Grantor, and that they in such capacity as Executrix executed the foregoing instrument for the purposes contained therein, by singing their name on behalf of the Estate as the Executrix

WITNESS my hand, at office, on this 20th day of August, 2025.

Notary Public

06/17/2029
My Commission Expires

RAQUEL RODRIGUEZ
Notary Public
State of Florida
Comm# HH688927
Expires 6/17/2029

GRANTOR. **DIANE WILLIAMS**

Diane Williams

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF ~~DAVIDSON~~ Logan)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DIANE WILLIAMS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of August, 2025

Sharon Hood

Notary Public

4/7/29

My Commission Expires

GRANTOR: **REBECCA CARTER**

Rebecca Carter



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **REBECCA CARTER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 19 day of August, 2025.

Autumn Austin
Notary Public

December 18, 2027
My Commission Expires

GRANTOR: **MITTIE ADAMS**

Mittie Adams

STATE OF ~~TENNESSEE~~ NORTH CAROLINA)
COUNTY OF ~~DAVIDSON~~ CUMBERLAND)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MITTIE ADAMS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26 day of August, 2025.

KYLE A. WILLIAMS
Notary Public

09 Sept 29
My Commission Expires

KYLE A WILLIAMS NOTARY PUBLIC My Comm Exp Sept 9, 2029 HOKE COUNTY, NC

GRANTOR **MORGAN ASHLEE OAKS, TRUSTEE OF THE TRUST OF ALANNA NELLE OAKS**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MORGAN ASHLEE OAKS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **ALANNA NELLE OAKS TRUST** _____ (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by singing their name on behalf of the Trust as Trustee

WITNESS my hand, at office, on this 24th day of August, 2025

Diane Vogelgesang
Notary Public

5/14/2028
My Commission Expires

