Karen Johnson Davidson County
Batch# 1456228 DEEDWARR
08/06/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260806-0072548

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$345,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF July, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4-14-30
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Amy Aaron 8207 Sawyer Brown Rd, E-3 and E3C Nashville, Tennessee 37221	New Owner	MAP 142 GROUP 01 0A PARCEL 029.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Les Lazarus, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Amy Aaron, a married woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

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 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, Register's 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 Les Lazarus, a married man, by Warranty Deed from 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, dated August 15, 2025 and filed of record October 30, 2025 as Instrument No. 20251030-0086514, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 8207 Sawyer Brown Rd, E-3 and E3-C, Nashville, Tennessee 37221.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all

persons whomsoever. Wherever 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 my hand and official seal at office this 24th day of July, 2026.

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, Dawn Chase, 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 July 24, 2026 (date of document).

Affiant Signature

July 24, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2026.

JOSHUA C. SUBLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 9-3-29