Karen Johnson Davidson County
Batch# 1480160 DEEDWARR
10/02/2026 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20261002-0090761

WARRANTY DEED

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/29/2029

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF September, 20 26

Notary Public

MY COMMISSION EXPIRES: 12-29-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Martinez, and Argelia Turner		
(NAME) 508 YELLOWSTONE CT.	(NAME) NEW OWNER	175-04-0A-091.00-CO
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rhonda Robinson, Executrix of the Estate of Lester Cousin**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Miguel Martinez, and Argelia Turner,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 18 on the Plan of Final Plat Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown as in Exhibit "E" to the Master Deed of record in Instrument No. 20010214-0014161, and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Lester Cousin, Sr. and Mary K. Cousin, husband and wife by Warranty Deed from Landmark Homes of Tennessee, INC of record in Instrument No. 20050103-0000815 Register's Office for Davidson County, Tennessee, dated December 21, 2004 and recorded on January 03, 2005.

Mary K. Cousin having since deceased on or about July 13, 2022 leaving Lester Cousin, Sr. as surviving tenant by entirety. Lester Cousin, Sr. having since deceased on or about January 26, 2026. See Last Will and Testament of record at Docket No. 26P384 in the Circuit Court of Davidson County, Tennessee. Lester Cousin, Sr. being one and the same as Lester Cousin referenced in Docket No. 26P384 in the Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 508 Yellowstone Court, Antioch, TN 37013

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 this 30 day of September, 2026.

Rhonda Y. Robinson

Rhonda Y. Robinson

The Estate of Lester Cousin

Rhonda Y Robinson Executrix

By: Rhonda Robinson, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of September, 2026, before me personally appeared Rhonda Y. Robinson, , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of Sept., 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cari Allen, a Notary Public, Rhonda Robinson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the Estate of Lester Cousin, and is authorized by the Estate of Lester Cousin, to execute this instrument on behalf of the Estate of Lester Cousin as Executrix.

Witness my hand, at office, this 30 day of September, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 29th day of September, 2026.

Lester G. Cousin

Lester G. Cousin

Sherril Ingram

Sherril Ingram

Katrina Christian

Katrina Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2026, before me personally appeared via audio visual communication, Lester G. Cousin, Sherril Ingram and Katrina Christian, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2026.

Notary Signature
My commission expires: 05/16/2027
Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 30 day of September, 2026.

Angela Cousin-Carter

Angela Cousin Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of September, 2026, before me personally appeared via audio visual communication, Angela Cousin Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of September, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

* Lester Cousin, Sherril Ingram and Katrina Christian join in this deed to convey any interest to the property from the will of record *

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-30-24 (date of document).

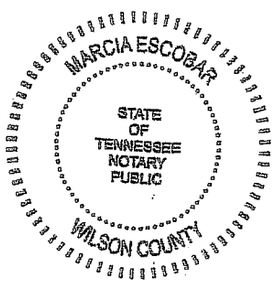
Affiant Signature

9.30.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of September, 24.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10.25.2027