Karen Johnson Davidson County
Batch# 325559 DEEDWARR
12/05/2019 10:59:30 AM 2 pgs
Fees: $13.00 Taxes: $1,393.05
20191205-0125635

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4984

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $376,500.00.

Affiant

Subscribed and sworn to before me, this 2ND day of December, 2019.

Notary Public
My commission expires: 9-7-2021

Address of New Owner:	Send Tax Bills to:	Tax Information
AMANDA R. LOWERY	CapStar Bank	142-13-0-B 113.00CO
1705 GLENRIDGE DRIVE	2002 Richard Jones Road	
NASHVILLE, TN 37221	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID G. HIRSHBERG, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **AMANDA R. LOWERY AND WALTER LOWERY, ~~HUSBAND AND WIFE~~,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: w.f e and husband

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 113 ON THE PLAN OF FIRST REVISION, RIVERSIDE, PHASE 3, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20010404-0032691, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID G. HIRSHBERG, BY WARRANTY DEED DATED DECEMBER 17, 2002, FROM ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT NO. 20021226-0158943, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1705 GLENRIDGE DRIVE, NASHVILLE, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed

of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of December, 2019.

David G. Hirshberg

DAVID G. HIRSHBERG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DAVID G. HIRSHBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 2nd day of DECEMBER, 2019.

Notary Public

My Commission expires: 11/08/22

KREA BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)