Name and Address of New Owner:
Jacob Lowry
627 Farrell Pkwy - Unit A
Nashville, TN 37220

Send Tax Bills To:
SWBC 9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 535810 DEEDWARR
12/16/2020 11:39:17 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60
20201216-0148578

Map & Parcel No: 146-07-0A-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Gentzkow and Brianne Gentzkow, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Lowry, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of Farrell Condominiums as shown in Exhibit A to the Master Deed for Farrell Condominiums of record in Instrument #20040212-0016944, re-recorded in Instrument# 20040213-0017469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property. Being a re-development under the Provisions of the Horizontal Property Act, Tennessee Code Section 66-27-101, et seq., as same may be amended, of Lot No. 102 on the Plan of Crieve Hall Estates, Section One Revised, of record in Book 1855, Pages 122-124, inclusive, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Matthew Gentzkow and Brianne Gentzkow by Warranty deed from Emily Claire Pennington, married, of record in Instrument No. 20151021-0106956 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on October 21, 2015. (Value of consideration shown in aforementioned deed $305,000.00.)

Being also known as 627 Farrell Parkway, Unit A, Nashville, Tennessee 37220.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of December, 2020.

_____ (SEAL)
Matthew Gentzkow

_____ (SEAL)
Brianne Gentzkow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Gentzkow and Brianne Gentzkow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/(they) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2020.

_____
Notary Public
My commission expires: _____

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $398,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of December, 2020.

_____
Notary Public
My commission expires: _____

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

File No. 2020-1210