#15572

WARRANTY DEED

Karen Johnson Davidson County
Batch# 620621 **DEEDWARR**
04/22/2021 11:04:57 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20210422-0054036

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce Gill James D. Turner	Bruce GillNew Owner	172020a00200co
(NAME)	(NAME)	
714 S. 12th Street	714 S. 12th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Anthony Lowery and Karen M. Lowery, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bruce Gill and James D. Turner, a married couple,** 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:

Being Lot Number 2 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to James Anthony Lowery and Karen M. Lowery, by deed of record in Instrument No. 20190806-0077816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☑

This is improved ☐ property, known as 5820 Woodland Hills Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 21st day of April, 2021.

James Anthony Lowery

Karen M. Lowery

State of Tennessee
County of Davidson

Personally appeared before me James Anthony Lowery and Karen M. Lowery, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2021.

Notary Public
My Commission Expires: _____

File No.: 15572

