Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #21-1281

Karen Johnson Davidson County
Batch# 627448 DEEDWARR
05/03/2021 12:13:19 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20210503-0058987

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Pulford, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Lowry and Melissa A. Lowry, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Bayview, Section Three of record in Plat Book 9700, Page 685, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Pulford, an unmarried woman by Warranty deed from Tebey Ottoh and wife, Bridget Vanderkuip of record in Instrument No. 20170619-0061307 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 19, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2525 Bayview Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
John R. Lowry
928A Caldwell Ln
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
136-05-0-026.00

WITNESS THE EXECUTION HEREOF this 29th day of April, 2021.

Sarah Pulford by Christopher Alan Abrams, Lwc Attorney-in-Fact

Sarah Pulford by Christopher Alan Abrams, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 29th day of April, 2021 before me personally appeared Christopher Alan Abrams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sarah Pulford, acknowledged that such person executed the same as the free act and deed of Sarah Pulford.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 308,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2021.

Notary Public

My Commission Expires: _____

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022