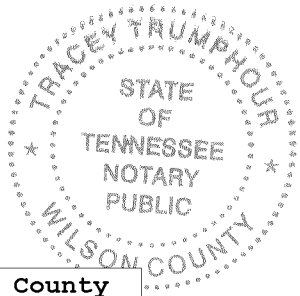
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 634656 DEEDWARR
05/12/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20210512-0064014

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. Price Investments, Inc.	D. Price Investments, Inc.	
(NAME)	(NAME)	
1616 Elm Hill Pike	1616 Elm Hill Pike	07311010600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Keith A. Lowen, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **D. Price Investments, Inc.** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 29 on the Plan of Revised Plan of Sunset View, Phase One, as shown on Plat of record in Plat Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Keith A. Lowen, married by Warranty Deed from Kari Smith and husband, Jason Smith, dated 12/16/2014 and recorded 12/19/2014, of record in Instrument 201412190116494, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of the Grantor.

All matters shown on the plat of record in Plat Book 2663, Page 27, and Plat Book 2663, Page 28, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2745, Page 570, Book 2492, Page 631, Book 2492, Page 307, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement including terms and conditions thereof as recorded in Book 6733, Page 935, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 2403 Cabin Hill Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1235171
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of May, 2021.

Keith A. Lowen

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith A. Lowen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of May, 2021.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

