**File: 34450-8** **Box 14**

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,525,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2021.

Notary Public

My commission expires: 11/6/2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 637089 DEEDWARR
05/17/2021 10:13:50 AM 2 pgs
Fees: $13.00 Taxes: $5,642.50

20210517-0065865

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Robert W. Lowe, Jr.**<br>**Julia Fort Lowe** | **OWNER** | **Map 116-16-0 Parcel 065.00** |
| 117 Wentworth Drive | | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**J. Thomas Holshouser and wife, Sandra J. Holshouser**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert W. Lowe, Jr. and Julia Fort Lowe, husband and wife**

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:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Plat on the Resubdivision of Fred D. Ownby Property, of record in Plat Book 3842, Page 187, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to J. Thomas Holshouser and wife, Sandra J. Holshouser by Deed dated October 5, 1984 from Leila Mai Bailey, a widow, of record in Book 6398, Page 252, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3842, Page 187, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3885, Page 751, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **3907 Estes Road, Nashville, TN 37215**

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 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 hand(s) this **14th** day of **May, 2021.**

**J. Thomas Holshouser**

**Sandra J. Holshouser**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **J. Thomas Holshouser and Sandra J. Holshouser,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **May, 2021.**

**Notary Public**

**My Commission Expires:** 11/8/21

