Karen Johnson Davidson County
Batch# 699573 DEEDWARR
08/18/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210818-0111452

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00 Affiant Subscribed and sworn to before me, this 13 day of August, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Hope Alminana 4400 Belmont Park Terrace Unit 192 Nashville, Tennessee 37215	Send Tax Bills to: New Owner 4000 Rush St., Unit 1009 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 131-03-0C-192.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT W. LOWE, JR. AND JULIA FORT LOWE, HUSBAND AND WIFE,** (collectively, "Grantor"), have this day bargained and sold, and do hereby transfer and convey to **HOPE ALMINANA, MARRIED,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 192, as shown on the map entitled the Plan of Arden Place, Section VII, of record in Plat Book 4955, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT W. LOWE, JR. AND JULIA FORT LOWE, HUSBAND AND WIFE, by deed from MOLLY STUARD STARK, MARRIED AND DENISE WARE STUARD, MARRIED, of record in Instrument No. 20180423-0038103, dated April 19, 2018, said Register's Office.

This is improved property commonly known as: **4400 Belmont Park Terrace, Unit 192, Nashville, TN 37215.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of August, 2021.

Robert W. Lowe Jr.
ROBERT W. LOWE, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT W. LOWE, JR.** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of August, 2021.

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

Notary Public
My Commission Expires: 9/17/2023

Julia Fort Lowe
JULIA FORT LOWE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JULIA FORT LOWE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of August, 2021.

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

Notary Public
My Commission Expires: 9/17/2023

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **8/13/2021** (date of document).

Affiant Signature

8/13/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

