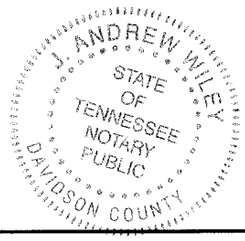
Karen Johnson Davidson County
Batch# 730047 DEEDWARR
10/05/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211005-0133474

# WARRANTY DEED




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2021

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christopher Ryan Burns<br>Jessica Marie Zaccarelli | New Owner | 15009010500 |
| (NAME) | (NAME) | |
| 2996 Owendale Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (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,**Arthur Wayne Lowman, as Executor of the Estate of Walter Allen Skelly and Arthur Wayne Lowman and Kathy Lynn Lowman individuals,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Ryan Burns, an unmarried man and Jessica Marie Zaccarelli, an unmarried woman, as joint tenants with right of survivorship,** 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. 45 on the Plan of Forest View park, Section Four, Phase Two, of record in Plat Book 5200, Page 674, Register's Office for said County, to which reference is made for a more complete description.

**Being the same property conveyed to Walter A. Skelly and spouse, Blanche L. Skelly by deed from Beverly Jean Lewis, unmarried, of record in Instrument Number 200003020020770. Blanche L. Skelly a/k/a Blanche Lucille Skelly having predeceased Walter A. Skelly as evidenced by Probate File 15P1516, Probate Court Clerk's Office for Davidson County, Tennessee. Walter A. Skelly a/k/a Walter Allen Skelly having since died and under Article IV, of the Last Will and Testament of Walter Allen Skelly, deceased, of record in Probate File 21P226, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Kathy Lynn Lowman and Arthur Wayne Lowman**

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

unimproved ☐

This is improved ☑ property, known as 2996 Owendale Drive, Antioch, TN 37013
(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 1st day of October, 2021.

The Estate of Walter Allen Skelly

By: Arthur Wayne Lowman - EXECUTOR
Arthur Wayne Lowman. Executor

Arthur Wayne Lowman

Kathy Lynn Lowman
Kathy Lynn Lowman

State of Tennessee
County of Davidson

On this the 1st day October, 2021, before me, personally appeared Arthur Wayne Lowman as Executor of the Estate of Walter Allen Skelly, to me know to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 1st day of October, 2021.

Notary Public
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before ,me the undersigned, a Notary Public, and for State and County, the within named Arthur Wayne Lowman and Kathy Lynn Lowman, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal the 1st day of October, 2021

Notary Public
Commission expires: _____

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

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Oct 1, 2021.

Affiant Signature

10/1/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/1/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

