Karen Johnson Davidson County
Batch# 749063 DEEDWARR
11/03/2021 02:56:27 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20211103-0147379

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Hunter Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2021.

Olivia Pedigo
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

**THIS INSTRUMENT WAS PREPARED BY**
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210729-PUR

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Larence Ritter Homes, LLC | Larence Ritter Homes, LLC | 115-03-0-091.00 |
| (NAME) | (NAME) | |
| 721 Brook Hollow Rd | 116 Pembroke Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED EIGHTY FIVE THOUSAND DOLLARS AND ZERO CENTS ($585,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BARBARA A. LOWERY, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARENCE RITTER HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 89 on the Plan of Brook Meade, Section II, of record in Plat Book 2133, Page 76, 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 Barbara A. Lowery by Warranty Deed in an instrument dated November 9, 2012 and recorded November 16, 2012, in Instrument Number 20121116-0105982, Register's Office for Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 721 Brook Hollow Rd, Nashville, TN 37205
(House No.) (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 our hands this 2nd day of November, 2021

Barbara A. Lowery

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of November, 2021, before me personally appeared Barbara A. Lowery to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 2nd day of November, 2021.

Commission Expires:

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public