Name and Address of New Owner:
Broker Title & Escrow Properties, LLC
1404 17th Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 781530 DEEDWARR
12/29/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20211229-0171371

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-08-0-290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Everett Lowe and Fay Gannon a/k/a Fay Gannon Lowe**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Broker Title & Escrow Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of 0. B. Hayes Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, and described as follows:

Beginning on the easterly margin of 17th Avenue, South, formerly Addition Street, 166 feet 2 ¾ inches north of the south line of said lot; thence northerly with the easterly margin of said Avenue, 55 feet 3 ¼ inches, thence at right angles easterly 150 feet more or less to an alley; thence with said alley, southerly 55 feet 3 ¼ inches, thence 150 feet more or less to the beginning.

Being the same property conveyed to Everett Lowe and Fay Gannon by Quitclaim Deed from Everett Lowe, dated August 27, 2021, of record in Instrument No. 20210831-0117503, Register's Office for Davidson County, Tennessee.

This is improved property known as 1404 17th Avenue South, Nashville, TN 37212

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2021.

_____ (SEAL)
Everett Lowe

_____ (SEAL)
Fay Gannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2021, before me personally appeared **Everett Lowe and Fay Gannon**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2021.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, ~~is~~ **$1,700,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of December, 2021.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/16/21 (date of document).

Connie Taylor
Affiant Signature

12/22/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY PUBLIC

WILLIAM CASTLEMAN JR.
NOTARY PUBLIC
DAVIDSON COUNTY