Karen Johnson Davidson County
Batch# 806982 DEEDWARR
02/16/2022 03:50:18 PM 2 pgs
Fees: $13.00 Taxes: $1,335.33
20220216-0018270

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,900.00.

Kim Graves
Affiant

Subscribed and sworn to me on February 15, 2022.

Kayla R. Johnson
NOTARY PUBLIC

My Commission Expires: 11-27-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD A. BRICKER, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35513

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
German Angeles and Julia Angeles 218 Colt Drive Nashville, TN 37221	Mortgage Investors Group 8320 E. Walker Springs Ln Suite 300 Knoxville, TN 37923	128-14-168

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christine Lowry, a married woman,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **German S. Angeles and Julia R. Angeles, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee.

Said Lot fronts 66 feet on the westerly side of Stallion Drive and extends back 202.7 feet on the northerly line and 116.5 feet on the southerly line to a dead line and measures 119.5 feet thereon.

Being the same property conveyed to Christine Lowry, a married woman, by Warranty Deed dated May 29, 2020 from John S. Barber, Jr., Co-Executor, and Cheryl Barber Crowell, Co-Executrix of the Estate of John Samuel Barber, Sr., and as Co-Trustees of the Testamentary Trust, of record on June 11, 2020, as Instrument No. 20200611-0059950, Register's Office for Davidson County, Tennessee. The said Christine Lowry is also known as Christine Diane Lowry.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and subsequent years taxes or special assessments which are not shown as existing liens by the public records
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

7964 Stallion Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 hand(s) this 15th day of February, 2022.

Christine Diane Lowry

Christine Diane Lowry

Nicholas Ryan Lowry, spouse of Grantor, hereby joins in on this conveyance to convey any marital interest he may have in the subject property

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Christine Diane Lowry to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he executed the same as her free act and deed.

Witness my hand and official seal on February 15th, 2022.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

My Commission Expires: 5/5/25

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Nicholas Ryan Lowry to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 15th, 2022.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

My Commission Expires: 5/5/25