THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
The Carey Family Trust
7714 Ogden Woods Blvd
New Albany, OH. 43054

MORTGAGEE

Karen Johnson Davidson County
Batch# 940430 DEEDWARR
11/14/2022 09:17:53 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20221114-0120926

SEND TAX BILLS
Owner

MAP-PARCEL:

105-14-0D-408-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Karen Hill Lowe,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Carey Family Trust,** 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 Unit No. 408 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed.

Being the same property conveyed to Daniel N. Leverett, an unmarried man by Warranty Deed from Marcus Buggs, married, dated June 15, 2016 and recorded June 17, 2016, of record in Instrument No. 20160617-0061992, Register's Office of Davidson County, Tennessee.

Daniel N. Leverett having since become deceased on or about June 23, 2022 as per Affidavit of Heirship recorded July 21, 2022, Register's Office of Davidson County, Tennessee; listing surviving heirs as his parents Karen Hill Lowe and Ralph Geist Leverett.

Being the same property conveyed to Karen Hill Lowe by Quitclaim Deed from Ralph Geist Leverett (conveying his 1/2 undivided interest), dated July 11, 2022 and recorded July 21, 2022, of record in Instrument No. 20220721-0083389, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2201 8th Avenue South Nashville, TN 37204-2257.**

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 9th day of November, 2022.

Karen Hill Lowe

Karen Hill Lowe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen Hill Lowe, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of November, 2022.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $425,000.00.

Cassie Kausten

AFFIANT

Subscribed and sworn to before me this 9th day of November, 2022.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY