Karen Johnson Davidson County
Batch# 949265 DEEDWARR
12/08/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20221208-0127933

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142969**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2022. Notary Public My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: The Jacob and Sabrina A. Lowery Family Trust 13324 Shadetree Court San Diego, CA 92131	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 07 11 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Niklas Lord, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob K. Lowery and Sabrina A. Lowery, Co-Trustees of The Jacob and Sabrina Lowery Family Trust, dated November 15, 2021** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5216 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5216 Louisiana Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20180413-0035169, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Niklas Lord, Unmarried, by Warranty Deed from Bluegrass Real Estate, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190627-0062742, in the Register's Office of Davidson County, Tennessee, dated June 25, 2019 and recorded on June 27, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No. 2 of West Nashville Tennessee, as recorded in Plat Book 57, Page 172.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision Lots 1201-1203 and the Westerly 50' of 53 Rd Avenue North (now Abandoned), as recorded in Plat 5190, Page 32.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180413-0035169.

This is improved property located at 5218 Louisiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2022.

N Lord
Niklas Lord

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Niklas Lord, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2022.

Yefim Kravets
Notary Public
My Commission Expires: 03 03 2023

YEFIM KRAVETS
NOTARY PUBLIC-STATE OF NEW YOF
No. 01KR6088174
Qualified in Kings County
My Commission Expires 03-03-2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/30/2022.

D. Shayne Adair

12/2/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 2 day of December, 2022.



Notary Public
My Commission Expires: 03/07/2026