Karen Johnson Davidson County
Batch# 953257 DEEDWARR
12/19/2022 02:53:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0131123

| THIS DOCUMENT PREPARED BY | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F). |
|---|---|
| **BRIAN S. SHELTON**<br>Carter Shelton Jones, PLC<br>2021 Richard Jones Road, Suite 240<br>Nashville, Tennessee 37215 | |

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| John R. Lowry and Melissa A. Lowry, Co-Trustees of the Lowry Family Trust dated December 9, 2022<br>928A Caldwell Lane<br>Nashville, TN 37204 | Same | 118-14-0-149.01 |

## WARRANTY DEED

**KNOW ALL PERSONS** by these presents that **John R. Lowry and Wife, Melissa A. Lowry** (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcel of real property, hereby transfer and convey unto, **John R. Lowry and Melissa A. Lowry, Co-Trustees of The Lowry Family Trust dated December 9, 2022**, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do

further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

**WITNESS** my hand this 9 day of December, 2022.

**John R. Lowry**

**Melissa A. Lowry**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Lowry and Melissa A. Lowry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of December, 2022.

Notary Public

My Commission Expires: 1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**EXHIBIT A**

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of C. T. Stevens Resubdivison of Part of Lot 31, Country Property of N. A. McNairy, of record in Book 3500, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John R. Lowry and wife, Melissa A. Lowry by deed dated November 9, 2007, filed of record as Instrument Number 20071113-0132839, said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) all matters appearing on the plan of record in Book 3500, page 77, Register's Office and (6) other matters of public record.

This is improved property known as 928A Caldwell Lane, Nashville, TN 37204.