Karen Johnson Davidson County
Batch# 955868 DEEDWARR
12/28/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221228-0133259

WARRANTY DEED

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob and Sabrina Lowery Family Trust	United Wholesale Mortgage, LLC	091 09 3I 002.00
(NAME)	(NAME)	
6359 Alamo Place B	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 and sufficiency of which are hereby acknowledged, **Evan Dilworth and Laura Dilworth, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jacob K. Lowery and Sabrina Lowery, Co-Trustees of the Jacob and Sabrina Lowery Family Trust dated November 15, 2021** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 6359 Alamo Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6359 Alamo Place, a Horizontal Property Regime, of record in Instrument Number 20200302-0022982, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Robert Daniel Nedds, married, by Warranty Deed from William L. Thomas, III, unmarried, of record in Instrument No. 20200302-0022974, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

Being the same property conveyed to Evan Dilworth and Laura Dilworth, husband and wife, by Warranty Deed from Robert Daniel Nedds, married, of record in Instrument No. 20210302-0027006, in the Register's Office of Davidson County, Tennessee, dated February 25, 2021 and recorded on March 02, 2021.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 6359 Alamo Place, B, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20th day of December, 2022.

GRANTOR:

Laura Wood Dilworth

Evan Thomas Dilworth

STATE OF TENNESSEE)

COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Laura Wood Dilworth and Evan Thomas Dilworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20 day of December, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 December 21, 2022 (date of document).

Amber Whisner
Affiant Signature

December 28, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28 day of December, 2022.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

