Karen Johnson Davidson County
Batch# 981904 DEEDWARR
03/17/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230317-0019513

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me this 17th ~~16th~~ day of March, 2023.

Notary Public
My Commission Expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

2023-63

Address of New Owner:	Send Tax Bills to:	Tax Information:
Liliana Ocampo		
507 Crosswood Court	New Owner	096-11-0-004.00
Nashville, TN, 37214		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joseph F. Low and wife, Lisa Lohman Low,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Liliana Ocampo, a single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 518 on the Plan of Cloverhill Subdivision, Section 8, as shown on plat of record in Plat Book 2331, Page 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 518 fronts 84.49 feet on the Southerly side of Crosswood Court and runs back 173.8 feet on the West line and 159.2 feet on the East line to a dead line in the rear and measures 43 feet thereon.

Being the same property conveyed to Isaac Louis Lohman and wife, Vallie H. Lohman by Warranty Deed from Johnny W. Fitzhugh and wife, Frankie Flatt Fitzhugh of record in Book 4116, Page 218, Register's Office for Davidson County, Tennessee, dated March 29, 1967 and recorded on March 31, 1967.

The said Vallie H. Lohman is deceased, having died on or about December 27, 1988, leaving Isaac Louis Lohman as surviving tenant by the entirety. The said Isaac Louis Lohman is deceased, having died testate on April 3, 2004, leaving Donna Faye Lohman Anderson and Lisa Lohman as sole beneficiaries, as set forth in Last Will and Testament of record in Will Book 2, Page 253 in the Office of the Clerk and Master for Wilson County Tennessee.

Being the same property conveyed to Joseph F. Low and wife, Lisa Lohman Low by Quitclaim Deed from Donna Faye Lohman Anderson and Lisa Lohman Low of record in Instrument No. 20050211-0015853 Register's Office for Davidson County, Tennessee, dated February 07, 2005 and recorded on February 11, 2005.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **507 Crosswood Court, Nashville, TN 37214.**

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 16th day of March, 2023.

Joseph F. Low

Lisa Lohman Low

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 Joseph F. Low and Lisa Lohman Low, 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 at Nashville, Tennessee, this 16th day of March, 2023.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025



Certificate of Authenticity

I, Katie Smith, 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 3/16/23.

Date

Affiant Signature

3/16/23

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 16 day of March, 2023.

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY