Karen Johnson Davidson County
Batch# 1010455 DEEDWARR
06/02/2023 10.21 03 AM 3 pgs
Fees $18 00 Taxes $1,435 60
20230602-0041760

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $388,000.00 Affiant Subscribed and sworn to before me This 31st day of May, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Emily H. Lowe 5409 Kentucky Ave Nashville, TN 37209	**New Owner**	**095 07 0 105.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Emily H. Lowe, unmarried** (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 44 on the Plan of Merry Oaks, as of record in Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 75 feet on the easterly side of Blue Hills Drive and runs back 189.4 feet on the northerly line and 173.8 feet on the southerly line to a line at the rear measuring 100 feet thereon.

Being the same property conveyed to Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015, by Quitclaim Deed from Gary Linden Hart and wife, Stephana Claire Hart, of record in Instrument No. 20150820-0084168, Registers Office for Davidson County, Tennessee.

This is improved real property commonly known 241 Blue Hills Drive, Nashville, Tennessee 37214.

This is the same legal description found in the last deed of record.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being a lien not yet due and payable.
2. Subject to all matters on Plat Book 1835, Page 67 and 68, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 31st day of May, 2023.

Grantors: Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015

Gary L. Hart, Trustee

Gary L. Hart, Trustee

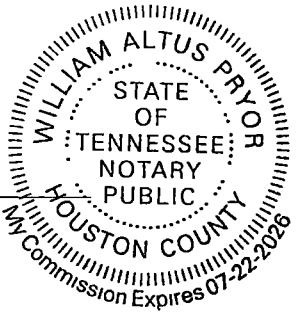
Stephana Claire Hart, Trustee

Stephana Claire Hart, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Gary L. Hart, Trustee for the Hart Family Revocable Living Trust Agreement dated June 23, 2015,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee for the Hart Family Revocable Living Trust Agreement dated June 23, 2015**, and as such **Trustee,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **the Hart Family Revocable Living Trust Agreement dated June 23, 2015,** the within named bargainor, and that he as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **Gary L. Hart, Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May, 2023.



William Altus Pryor

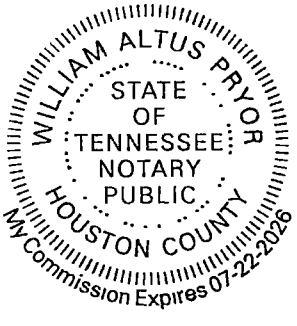
Notary Public

My Commission Expires _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Stephana Claire Hart, Trustee for the Hart Family Revocable Living Trust Agreement dated June 23, 2015,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee for the Hart Family Revocable Living Trust Agreement dated June 23, 2015**, and as such **Trustee,** acknowledged the she is authorized to execute the foregoing instrument on behalf of **the Hart Family Revocable Living Trust Agreement dated June 23, 2015,** the within named bargainor, and that she as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **Stephana Claire Hart, Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May, 2023.



William Altus Pryor

Notary Public