Karen Johnson Davidson County
Batch# 1024565 DEEDWARR
07/10/2023 02 48 54 PM 3 pgs
Fees $18 00 Taxes $1,165 50
20230710-0052688

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2023

Notary Public
MY COMMISSION EXPIRES 07/09/24
File No G23-19095

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James and Meg Investments, LLC (NAME)	Same as new owners (NAME)	052-08-0-060
2307 Stockwood Trail (STREET ADDRESS)	(STREET ADDRESS)	
Thompsons Station, TN 37179 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Antoine D. Smith, Sr., Brian I. Smith, Sr., Kenneth P. Lowery, Jr. and Lakeia N. Lowery, Heirs at Law of Sheila D. Smith Lowery**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James and Meg Investments, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND in Davidson County, Tennessee, being Lot No 61 on the Plan of Section 2, Sequoia Valley, as shown on plat of record in Plat Book 3700, Page 114, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

BEING the same property conveyed to Sheila Smith-Lowery, by Quitclaim Deed from Kenneth Phillip Lowery (pursuant to Marital Dissolution Agreement, Case No 09D-3261, filed in the Circuit Court for Davidson County, Tennessee) said deed dated 11/13/2014 and recorded 11/21/2014 in Instrument No 20141121-0107498, and being the same property previously conveyed to Sheila D Lowery, a single woman, by Warranty Deed from Don L Reed and Lorena D Reed, husband and wife, dated 3/30/2000 and recorded 4/13/2000 in Instrument No 200004130037178, in the Register's Office of Davidson County, Tennessee

The said Sheila Smith-Lowery having since died intestate on January 3, 2023 with her Estate being probated under Case No 23P-759 in the Probate Court for Davidson County, Tennessee By intestate succession her estate passed to her heirs at law, Antoine D Smith, Sr , Brian I Smith, Sr , Kenneth P Lowery, Jr and Lakeia N Lowery The said Antoine D Smith, Sr and Brian I Smith, Sr were appointed Co-Administrators of her Estate See Affidavit of Heirship of record in Instrument No 20230710-0052687, said Register's Office

Subject to any and all plats, easements, restrictions, and other matters of record

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein
The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 1250 Sioux Terrace, Madison, TN 37115

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. Whenever 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 my/our hand(s) this 3rd day of July, 2023

Antoine D Smith, Sr , Brian I Smith, Sr , Kenneth P Lowery, Jr and Lakeia N Lowery, Heirs at Law of Sheila D Smith Lowery

By _____
Antoine D Smith, Sr

By _____
Brian I. Smith, Sr

By _____
Kenneth P Lowery, Jr

By _____
Lakeia N Lowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2023, before me personally appeared Antoine D Smith, Sr , Brian I Smith, Sr , and Kenneth P Lowery, Jr , Heirs at Law of Sheila D Smith Lowery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 3rd day of July, 2023

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Signature
My commission expires 1/28/2026

STATE OF _____
COUNTY OF _____

On this 3rd day of July, 2023, before me personally appeared Lakeia N Lowery, Heir at Law of Sheila D Smith Lowery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 3rd day of July, 2023

_____
Notary Signature
My commission expires

PREPARED BY ~~AND RETURN TO~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SRN-23-1250

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1250 Sioux Terrace, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 3rd day of July, 2023.

Antoine D. Smith, Sr., Brian I. Smith, Sr., Kenneth P. Lowery, Jr. and Lakeia N. Lowery, Heirs at Law of Sheila D. Smith Lowery

By: _____
Antoine D. Smith, Sr.

By: _____
Brian I. Smith, Sr.

By: _____
Kenneth P. Lowery, Jr.

By: Lakeia N Lowery
Lakeia N. Lowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2023, before me personally appeared Antoine D. Smith, Sr., Brian I. Smith, Sr., and Kenneth P. Lowery, Jr., Heirs at Law of Sheila D. Smith Lowery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2023.

Laura D Hicks

Notary Signature
My commission expires: May 01, 2024

STATE OF Washington
COUNTY OF Whatcom

On this 3rd day of July, 2023, before me personally appeared Lakeia N. Lowery, Heir at Law of Sheila D. Smith Lowery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2023.

Laura D Hicks

Notary Signature
My commission expires: May 01, 2024

LAURA D HICKS
Notary Public
State of Washington
Commission # 29091
My Comm. Expires May 1, 2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066