NEW OWNER:
Margaret V. Reasor
207 Brattlesboro Place
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-321

MAP & PARCEL
132-09-0C-207.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1049165 DEEDWARR
09/12/2023 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20230912-0071547

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($580,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Alvin F. Lowe and wife, Irene P. Lowe** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Margaret V. Reasor, a single woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A Certain condominium in Davidson County, Tennessee, being Unit No. 207 on the Plan of Brattlesboro Condominiums Plat being an exhibit to Master Deed of record in Book 7454, page 421, also being Lot 2, a resubdivision of Tract 4, Oak Hill Subdivision No. 1, of record in Book 6050, Page 310, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete legal description.

Being the same property conveyed to Irene Peebles Lowe, married by Warranty deed from Richard L. Kemp of record in Book 7907, page 29, Register's Office for Davidson County, Tennessee, dated July 31, 1989 and recorded on August 03, 1989. Being the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from Irene Peebles Lowe of record in Book 8438, page 209, Register's Office for Davidson County, Tennessee, dated August 30, 1991 and recorded on September 10, 1991 and within the same deed the said Harold Reeves, Trustee conveyed his interest in the subject property to Alvin F. Lowe and wife, Irene P. Lowe.

This is IMPROVED property also known as 207 Brattlesboro Place, Nashville, TN 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 11th day of September, 2023.

Alvin F. Lowe

Irene P. Lowe

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Alvin F. Lowe and Irene P. Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of September, 2023.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202309120071547

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The actual consideration or value, whichever is greater, for this transfer is $ **580,000.00**.

Christy Malone-Smith

AFFIANT

Sworn to and subscribed to before me this 11th day of September, 2023.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 11, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY