Karen Johnson Davidson County
Batch# 1066500 DEEDWARR
10/31/2023 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20231031-0084952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $327,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2023.

Notary Public

My commission expires: 4/23/2025

(Notary Stamp)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bailey Bratcher	**Primis Mortgage Company**	**053-05-0-003.00**
1265 Sioux Terrace	**5535 Currituck Drive Ste. 120**	
Madison, TN 37115	**Wilmington, NC 28403**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nancy Wilson Lowe, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bailey Bratcher, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for said County.

Said Lot No. 83 fronts 110.8 feet on the easterly side of Sioux Terrace and extends back 175.7 feet on the northerly line and 186.9 feet on the southerly lines which is a broken line, to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to John Harrison Lowe and wife, Nancy Wilson Lowe by Warranty deed from Joel F. Throneberry Jr and wife, Betty L. Throneberry of record in Book 4574, page 48, Register's Office for Davidson County, Tennessee, dated January 31, 1972 and recorded on February 03, 1972. The said John Harrison Lowe passed away on March 4, 2018.

This is improved property known as **1265 Sioux Terrace, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of October, 2023.

Nancy Wilson Lowe

Nancy Wilson Lowe

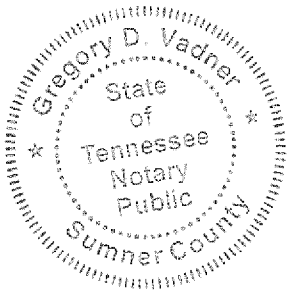
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nancy Wilson Lowe, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of October, 2023.

Notary Public
My Commission Expires: 7-23-27

Lenders Title Company File No. 23-000274-626



Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/20/2023 (date of document).

Affiant Signature

10/31/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31 day of Oct., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

