THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation,
3310 West End Avenue, Suite 540,
Nashville, TN 37203

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 09-02-2024

Karen Johnson
Batch # 1077727
12/04/2023 10:31:23 AM
Fees: $13.00 Taxes: $1,110.00

20231204-0093255

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeremy R. Lowry	Jeremy R. Lowry	MAP:
434 Lynn Drive	434 Lynn Drive	PARCEL: 132-16-0-104.00
Nashville TN 37211-3614	Nashville TN 37211-3614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE LOWRY LIVING TRUST U/A/D MAY 21, 2018**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY R. LOWRY, UNMARRIED**

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. 841 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 841 fronts 103.00 feet on the Northerly margin of Lynn Drive and extends back 150.0 feet on the Easterly line and 113.0 feet on the Westerly line to a dead line in the rear, measuring 83.4 feet thereon.

Being the same property conveyed to Richard C. Lowry and Diana L. Breece, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Raymond C. Chaney and wife, Maycie Chaney, of record in Book 6238, page 405, Register's Office for Davidson County, Tennessee, dated February 23, 1984 and recorded on February 28, 1984.

Richard C. Lowry died on April 28, 2018, vesting Diana L. Lowry f/k/a Diana L. Breece, as surviving joint tenant. Further, being the same property conveyed to The Lowry Living Trust, Diana L. Lowry, Trustee, by Quitclaim Deed from Richard C. Lowry (deceased) and Diana L. Lowry (previously Diana L. Breece), joint tenants with right of survivorship (Richard and Diana having since married each other; Richard Having since passed away) of record in Instrument No. 20180524-0049683 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 24, 2018.

This is ☒ IMPROVED property known as: **434 Lynn Drive, Nashville, TN 37211-3614**

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 my hand this the 1 day of December, 2023.

The Lowry Living Trust u/a/d May 21, 2018

By: _____
Diana L. Lowry
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Diana L. Lowry** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence)and who upon her oath acknowledged herself to be the **Trustee** of the **The Lowry Living Trust u/a/d May 21,2018** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Diana L. Lowry** as such **Trustee.**

Witness my hand and official seal this the 1 day of December 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024