Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **765,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/17/2024** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2008

Karen Johnson
Batch # 1136552
05/20/2024 09:41:51 AM
Fees: $13.00 Taxes: $2,830.50

Davidson County
DEEDWARR
2 pgs

20240520-0037087

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4832

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Henderson and Abigail Henderson	**Benjamin Henderson and Abigail Henderson**	**091-09-0-229.00**
6351A Alamo Place Nashville, TN 37209	**6351A Alamo Place Nashville, TN 37209**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Floyd Lowry and Dell Lowry, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Henderson and Abigail Henderson, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of SixtyThree-FiftyOne Alamo Place, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for SixtyThree-FiftyOne Alamo Place, a Horizontal Property Regime with Private Elements, at Instrument No. 20220408-0040773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Floyd Lowry and Dell Lowry, married by Deed dated June 15, 2021, from Jonathan Scully and Alison Scully, married, recorded June 21, 2021, in Instrument Number 20210621-0083395, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6351A Alamo Place, Nashville, TN 37209**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **May, 2024**.

Floyd Lowry

Dell Lowry

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Floyd Lowry and Dell Lowry**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **17th** day of **May, 2024**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY