PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

Karen Johnson
Batch # 1140860
05/30/2024 09:50:38 AM
Fees: $13.00 Taxes: $3,330.00

Davidson County
DEEDWARR
2 pgs

2024-02-1476
THIS INSTRUME

20240530-0040018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$900,000.00~~.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of May, 2024.

Notary Public

(Affix Seal)

My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patrick Lowry 7 Valley Forge Nashville, TN 37205	OWNER	Map/Parcel 116-08-0A-007.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anita L. Castriota, Trustee of Anita Castriota Revocable Living Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Lowry, unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 7 on the Plan of Sugartree, Phase 1 of record in Plat Book 4675, Pages 141 and 142, as amended in Book 4869, Page 686, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, 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 Christen M. Castriota, Trustee of Anita Castriota Revocable Living Trust by Warranty Deed from Merida S. Zauner and Louise S. Ward, Co-Administrators of the Estate of Allen T. Sullivan of record in Instrument No. 20150803-0076056 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 03, 2015.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years are lien but are not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7 Valley Forge, Nashville, TN 37205.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her successors and assigns, 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.

Effective the 24 day May, 2024.

Anita Castriota Revocable Living Trust

By: Anita Castriota Trustee
Anita L. Castriota, Trustee

STATE OF FLORIDA
COUNTY OF PASCO

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Anita L. Castriota, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Anita Castriota Revocable Living Trust, the within bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee of the Anita Castriota Revocable Living Trust

Type of identification produced: DL

Witness my hand, at office, this 24 day of May, 2024.

Marcela Parsons
Notary Signature
My commission expires: 11-22-2024

MARCELA PARSONS
Notary Public - State of Florida
Commission # HH 066239
My Comm. Expires Nov 22, 2024
Bonded through National Notary Assn.