(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1264923 DEEDWARR
04/25/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250425-0031813

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 7th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/22/2025

(AFFIX SEAL)

Amanda Clark State of Tennessee Notary Public Rutherford County

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Rimon Hanna and Antoun Hanna	Rimon Hanna and Antoun Hanna	136-00-0-050
(NAME) 222 Bell Road	(NAME) 222 Bell Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Byron G. Lowe and Teresa H. Lowe, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Rimon Hanna, Unmarried Man and Antoun Hanna, Unmarried Man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being in the said County, and being part of the W. M. Porter Parks Tract of land, described according to survey by Carl Jackson, Surveyor, April 20, 1963, as follows:

Beginning at a point in the center of Bell Road, at a railroad spike, the Northwest corner of the property conveyed to Sue Rawls Moss, by deed of record in Book 838, page 195, Register's Office; thence with the center of said Road, North 5 degrees 30 minutes East 200 feet to a railroad spike; thence South 69 degrees 45 minutes East 530 feet to a point; thence South 5 degrees 30 minutes West 162 feet, more or less, to a point in the fence line between the Moss property and the subject property; thence with said fence line, North 68 degrees 30 minutes West 75 feet, more or less: North 80 degrees 45 minutes West 196 feet; and North 69 degrees 45 minutes West 252.5 feet to a railroad spike, the point of beginning, containing 2.03 acres, more or less.

Being the same property conveyed to L. A. Lawrence, Sr., and wife, Anna C. Lawrence

by Warranty Deed from William Porter Parks and wife, Margaret P. Parks of record in Book 3536, page 501, Register's Office for Davidson County, Tennessee, dated May 02, 1963 and recorded on May 06, 1963.

The said L.A. Lawrence, Sr. having since died on September 14, 1981 leaving Anna C. Lawrence as the surviving tenant by the entirety.

Being the same property conveyed to Byron G. Lowe and Teresa H. Lowe by Installment Deed from Anna Lawrence of record in Instrument No. 20060303-0025052 Register's Office for Davidson County, Tennessee, dated January 16, 2000 and recorded on March 03, 2006.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 222 Bell Road, Nashville, TN 37217

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of April, 2025

Byron G. Lowe

Teresa H. Lowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of April, 2025, before me personally appeared Byron G. Lowe and Teresa H. Lowe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of April, 2025.

Notary Signature
My commission expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **04/07/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **04/23/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **04/23/2025.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

