Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1265952 DEEDWARR
04/30/2025 10:48:36 AM 2 pgs
Fees: $13.00 Taxes: $4,162.50
20250430-0033293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2025.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

File No.: 2025-1096

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler Greathouse and Amanda Pomerantz	NEW OWNER	
4306 Gray Oaks Dr. Nashville, TN 37204		132-05-0-111.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jon Howard Lowrance and wife, Carol P. Lowrance

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amanda Pomerantz and Tyler Greathouse, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section No. 2, Glendale Park of record in Plat Book 1130, Page 61, 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 Orian John Payne, Jr., and wife, Rita J. Payne by Warranty Deed from Lanny Hester and wife, Kathleen T. Hester of record in Book 7461, page 660, Register's Office for Davidson County, Tennessee, dated January 29, 1988 and recorded on February 03, 1988.

Being the same property conveyed to Jon Howard Lowrance and wife, Carol P. Lowrance by Quitclaim Deed from Orian John Payne, Jr., and wife, Rita J. Payne of record in Book 9689, page 565, Register's Office for Davidson County, Tennessee, dated June 01, 1995 and recorded on June 02, 1995.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 4306 Gray Oaks Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 28th day of April, 2025.

Jon Howard Lowrance

Jon Howard Lowrance

Carol P. Lowrance

Carol P. Lowrance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2025, before me personally appeared Jon Howard Lowrance and Carol P. Lowrance, 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 28th day of April, 2025.

Kimbra Spann

Notary Signature
My commission expires: 1/17/2027

