Karen Johnson Davidson County
Batch# 1278569 DEEDWARR
05/29/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $4,477.00
20250529-0041971

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Anderson

Actual consideration or value, whichever is greater is $1,210,000.00.

Judith Ann Kirkpatrick
Affiant

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Subscribed and sworn before me this the 21st day of May, 2025.

Notary Public
My commission expires: 4-7-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Judith Ann Kirkpatrick	New owner	132-07-0 068.00
779 Blevins Drive		
Nashville, TN 37204		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEANNA LOWE-ADAMS, Married AND SHELLIE LOWE, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUDITH ANN KIRKPATRICK, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Russell Valley Subdivision, part of John Thompson Lands in the City of Oak Hill, of record in Plat Book 3842, Page 21, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gary G. Lowe and wife, Judith D. Lowe, by Warranty Deed from Marjorie M. Hall, unmarried, dated 05/10/1985 and recorded 05/15/1985 in Book 6557, Page 397, in the Register's Office of Davidson County, Tennessee.

The said Gary G. Lowe, also known as Gary Gene Lowe, having since predeceased Judith D. Lowe on September 9, 2023, thereby vesting the property solely in Judith D. Lowe, as the surviving tenant by the entirety.

The said Judith D. Lowe having since died on or about April 11, 2025. Affidavit of Heirship of record in 202505290041969___, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 779 Blevins Drive, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 21st day of May, 2025.

Deanna Lowe-Adams

Deanna Lowe-Adams

Shellie Lowe by Deanna Lowe-Adams

Shellie Lowe by Deanna Lowe-Adams, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deanna Lowe-Adams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of May, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Deanna Lowe-Adams with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shellie Lowe, by Specific Power of Attorney dated 05-19-2025, and who acknowledged that he executed the same as the free act and deed of Shellie Lowe.

Witness my hand and official seal this 21st day of May, 2025.

My Commission Expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make 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 certified true and exact copy of the original document executed and authenticated according to law on 5/21/2025.

Affiant Signature

5/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY