WARRANTY DEED

File #25-232

Karen Johnson
Batch # 1278638
05/29/2025 10 03 16 AM
Fees $13 00 Taxes $1,979 50

Davidson County
DEEDWARR
2 pgs

20250529-0042062

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires JAN 30, 2029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Russell A. Lowrey, III and Isabella D Battaglia	NEW OWNER	160-04-0-042 00
(NAME)	(NAME)	
5235 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Terri Mansfield Bainbridge, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell A. Lowrey, III, and Isabella D. Battaglia, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No 934 on the Plan of Brentwood Hall, Section 9, as of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 934 fronts 48 feet on the westerly side of Trousdale Drive and runs back 235 8 feet on the northerly line and 356 feet on the southerly line, to a dead line in the rear, measuring 217 9 feet thereon

Being the same property conveyed to Terri Mansfield Bainbridge, unmarried by Warranty Deed from George T. Keith of record in Instrument No 20090401-0029356, Register's Office for Davidson County, Tennessee Jonathan W. Mansfield executes this instrument on behalf of Terri Mansfield Bainbridge pursuant to a Durable Power of Attorney of record in Instrument No 20250522-0040393, and Physician's Note of record in Instrument No 20250522-0040394, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5235 Trousdale Drive, Nashville, TN 37220

(House Number) (Street) (P O Address) (City or Town) (Postal 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 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 hand this 28th day of May, 2025

Terri Mansfield Bainbridge by: Jonathan W Mansfield attorney in fact
Terri Mansfield Bainbridge by Jonathan W Mansfield, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jonathan W Mansfield, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Terri Mansfield Bainbridge for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Terri Mansfield Bainbridge, and is authorized by Terri Mansfield Bainbridge to execute this instrument on her behalf

Witness my hand, at office, this 28th day of May, 2025

Notary Signature
My commission expires 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027