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~~ Rutherford**
Actual consideration or value, whichever is greater is $353,000.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2025.

Notary Public
My commission expires: 05-24-28

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1285932 DEEDWARR
06/18/2025 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,306.10
20250618-0048082

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Sakthivel Sabapathy<br>9236 Stepping Stone Drive<br>Franklin, TN 37067 | New Owner | 050-07-0C 256.00 |

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, **THOMAS LOWER AND ARI A. LOWER, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SAKTHIVEL SABAPATHY, A MARRIED MAN, AND MOHANAKRISHNAN VAYALANELLORE GIRIDHARAN, A MARRIED MAN,** 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 Unit No. 256, on the plan of SKYRIDGE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210914-0123153, amended and restated in Instrument 20211222-0168892, amended in Instrument 20220404-0038936, amended and restated in Instrument 20220419-0045110, amended in Instrument 20220509-0052784, supplemented in Instrument 20230315-0018671, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Thomas Lower and Ari A. Lower, husband and wife, by deed dated 11/27/2023, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20231127-0091469, Register's Office for said County.

Also being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation, by deed dated 02/04/2021, from Sallie R. Hicks Family, LLC, a Tennessee limited liability company, and the George T. Hicks Family Trust UW dated 05/27/1992, of record in Instrument No. 20210205-0016827, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4537 Skywood Lane, Nashville, TN 37207.

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 16th day of June, 2025.

Thomas Lower

Ari A. Lower

**STATE OF _____**
**COUNTY OF _____**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas Lower and Ari A. Lower**, 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 16th day of June, 2025.

My commission expires:

SEE ATTACHED
Notary Public

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO )

On 6.16.2025 before me, C. PRUSIA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared THOMAS LOWER ARI A LOWER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. PRUSIA
Notary Public - California
San Diego County
Commission # 2486847
My Comm. Expires May 9, 2028

Signature _____ **(Seal)**

**Tennessee Certification of Electronic Document**

I, CARLY WOODRING, 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 true and exact copy of the original document executed and authenticated according to law on 6-16-2025 (date of document).

C Woodring
Affiant Signature

6-16-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of June, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

