THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250551100

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2025.

Notary Public

My Commission Expires: May 20, 2028

Karen Johnson
Batch # 1290793
06/27/2025 10 41 58 AM
Fees $13 00 Taxes $3,977 50

Davidson County
DEEDWARR
2 pgs

20250627-0050809

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gracelyn J. Bannister and John Bannister 5062 Villa Crest Drive Nashville TN 37220	FirstBank 722 Columbia Ave Franklin, TN 37064	Tax Parcel ID No 145-11-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Lowry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gracelyn J. Bannister and John Bannister, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Villa Estates, of record in Plat Book 3600, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES A. LOWRY AND WIFE, MARSHA M. LOWRY, by deed from DAVIS C. OVERTON, JR. AND WIFE, LEONA D. OVERTON, of record in Book 5155, page 773, dated June 3, 1977, said Register's Office.

MARSHA M. LOWRY died on or about August 4, 2017, leaving JAMES A. LOWRY as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 145-11-0-003.00.

Matters shown on the Plan of record in Plat Book 3600, Page 66, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3829, Page 772, said Register's Office.

This is improved property located at 5062 Villa Crest Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2025

James A. Lowry

James A. Lowry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Lowry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2025.

Notary Public

My Commission Expires: 1/15/29

CHRISTY N WILLIAMS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE