Karen Johnson
Batch # 1291477
06/30/2025 08 13 11 AM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20250630-0051009

WARRANTY DEED

(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Robert Lowman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2025

Notary Public
MY COMMISSION EXPIRES

File #25-DW-0576-MW

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-576

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Robert Harrison Lowman and Sarah Carolina Lozano-Ziebart	**CMG Mortgage, Inc**	
(NAME)	(NAME)	
576 Heritage Lane	3160 Crow Canyon Rd #400	**042 07 0A 166 00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT EBBENS AND ELIZABETH EBBENS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT HARRISON LOWMAN AND SARAH CAROLINA LOZANO-ZIEBART, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No 405, HERITAGE SQUARE, PHASE FOUR of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description

Being the same property conveyed to Robert Ebbens and Elizabeth Ebbens, husband and wife, by Warranty Deed from Annie B Jackson, of record in Instrument No 20220624-0072797, in the Register's Office of Davidson County, Tennessee, dated June 16, 2022 and recorded on June 24, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERITAGE SQUARE, PHASE FOUR, as recorded in Plat Book 6250, Page(s) 178
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6407, Page 59
* Charter for Heritage Square, Inc , recorded as Book 7894, Page 686
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as 576 Heritage Lane, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th day of June, 2025

Robert Ebbens

Elizabeth Ebbens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2025, before me personally appeared Robert Ebbens and Elizabeth Ebbens, 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 24th day of June, 2025

Notary Signature
My commission expires

