Karen Johnson Davidson County
Batch# 1338567 DEEDWARR
10/27/2025 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20251027-0085029

Name and Address of New Owner:
Sean Lowry
1080 Tulip Grove Road
Nashville, TN 37076

Send Tax Bills To:
Mortgage Research Center, LLC dba Veterans United Home Loans
1400 Forum Boulevard, Suite 18
Columbia, MO 65203

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:086-08-0B-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **RACHEL A. WARD and DAKOTA JOSEPH WARD, wife and husband,** "the Grantor(s)," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SEAN LOWRY, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in the County of Davidson in the State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 483 on the Plan of Final Subdivision Plan, Planned Unit Development, Re-Subdivision of Lots 483, 484 and 485, Camden Woods, Phase III-B of record in Plat Book 7900, Page 823, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel A. Ward and Dakota Joseph Ward, wife and husband, by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company, dated 05/06/2019 and recorded on 05/09/2019, of record in Instrument Number 201905090043511, in the Register's Office for Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 1080 Tulip Grove Road, Nashville, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed on the 24th day of October, 2025.

Rachel A. Ward

Rachel A. Ward

Dakota Joseph Ward

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of October, 2025, before me personally appeared Rachel A. Ward and Dakota Joseph Ward, 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 October, 2025.

Jessica Jones

Notary Signature
My commission expires: 5-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24th day of October, 2025.

Jessica Jones
Notary Public

My commission expires: 5-17-2028

File No. 2025-09-5266



True Copy Certification

I, Jack E. Gritton II, 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 10/24/2025 . (Date of Document)

Affiant Signature

Date: 10/24/2025

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 24th , day of October , 2025.

Jessica Jones

Notary's Signature

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

My Commission Expires: May 17, 2028