Karen Johnson Davidson County
Batch# 1405859 DEEDWARR
04/15/2026 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20260415-0030824

ELVIRA DEO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/2029
COUNTY OF RUTHERFORD

WARRANTY DEED

Lowy-P26-0048

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2026.

(Affix Seal) Notary Public

My Commission Expires: 09/16/2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Katie Lee Lowy and Eric Robert Lowy		73-7-94
2707 Donna Hill Drive	NEW OWNER	
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeanette Leahy, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Katie Lee Lowy and Eric Robert Lowy, wife and husband**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 337 on the Plan of Sunset View, Section Six, of record in Plat Book 2900, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph W. Leahy and wife, Jeanette Leahy by quit claim deed from Joseph W. Leahy of record in Instrument No. 20081002-0100054, recorded on 10-02-2008 in the Register's Office for Davidson County, Tennessee.

Joseph W. Leahy having since died on 06/25/2023, leaving Jeanette Leahy as surviving tenant by the entirety.

unimproved ☐
This is improved ☑ Property known as: **2707 Donna Hill Drive, Nashville, TN 37214**

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, the GRANTOR, 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 that 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/our hand(s) this 14th day of April, 20 26:

Jeanette Leahy

Jeanette Leahy

STATE OF Tennessee

County OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeanette Leahy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 14th day of April, 2026.

Bethany Reese

Notary Public

My Commission Expires: 9-24-29

BETHANY A. REESE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **04/14/2026** (date of document).

Jami K Averwater

Affiant Signature

04/15/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **15th** day of **April**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

