Karen Johnson Davidson County
Batch # 1410511 DEEDWARR
04/23/2026 02:22:49 PM 2 pgs
Fees: $13.00 Taxes: $5,087.50
20260423-0034467

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64426
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Campbell Geary Ansley Geary 206 Wilsonia Ave Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11602000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Monique B. Lowe, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Campbell Geary and Ansley Geary, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 and the westerly 24 feet of Lot No. 7 of Block "D" on the Map of Hillwood Subdivision of Blocks "A", "B", "C", "D", and "E", as of record in Book 1835, pages 59 and 60, Register's Office for said County.

SAID Lot No. 6 and part of Lot No. 7 front together 154 feet on the northerly side of Wilsonia Avenue and run back 200 feet on the easterly line and 200.8 feet on the westerly line with the easterly margin of an unnamed street to a dead line, measuring 173.7 feet thereon.

Being the same property conveyed to Monique B. Lowe by Warranty Deed from Gertrude E. Clark, a widow, dated January 22, 1982, and recorded on January 27, 1982, of record in Book 5845, page 476, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, pages 59 and 60, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. Subject to a reservation of a five foot wide strip for use by Public Utility Companies of record in Book 1939, page 509, said Register's Office.

C. Phil Lowe, spouse of Monique B. Lowe, joins in this conveyance soley to convey any marital interest he may have in the subject property.

This is improved property, known as 206 Wilsonia Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 2026.

Monique B. Lowe **C. Phil Lowe**

State of Tennessee

County of Davidson

On this 22nd day of April, 2026, before me the undersigned authority, personally appeared Monique B. Lowe and C. Phil Lowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2026.

Notary

My Commission Expires: _____

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026