Prepared by:
Record and Return To:
[illegible]
10 Burton Hills Bl[illegible] - Ste 13[illegible]
Nashville, [illegible]15

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

CRT File No. 26055453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2026.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
Expires 09-07-2026

Karen Johnson
Batch # 1435793
06/18/2026 10:15:40 AM
Fees: $13.00 Taxes: $1,036.00

Davidson County
DEEDWARR
2 pgs

20260618-0055383

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John R. Lowry and Melissa A. Lowry 928A Caldwell Lane Nashville, TN 37204	New Owner	Tax Parcel ID No. 059 04 0A 153.00

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, **Joshua J. Graves and Kara Graves, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Lowry and Melissa A. Lowry, husband and wife**, ("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) 75, as shown on the map entitled Final Plat of Phase 4, 5 & 6 BROOKVIEW SUBDIVISION, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua J. Graves and Kara Graves, husband and wife, by Quitclaim Deed from Joshua J. Graves, married man, of record in Instrument No. 20170313-0024576, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017 and recorded on March 13, 2017.

Being the same property conveyed to Joshua J. Graves, a married man, by Warranty Deed from Sudie Alston, unmarried woman, of record in Instrument No. 20170306-0022050, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017, and recorded on March 06, 2017.

The execution of this instrument is affected by the signature of Joshua J. Graves as Attorney-in-Fact for Kara Graves, which Power of Attorney is recorded in Instrument No. 20260618-0055382 Register's Office for Davidson County, Tennessee.

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.

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 PHASE 4, 5 & 6, BROOKVIEW SUBDIVISION, as recorded in Instrument No. 20060303-0025044.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050207-0013977, as amended in Instrument No. 20050311-0027337 and supplemented in Instrument No. 20060512-0055856.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051003-0118192.

Common Open Space Deed recorded as Instrument No. 20060512-0055853.

This is improved property located at 2834 Creekbend Drive Nashville TN 37207

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 17th day of June, 2026.

Joshua J. Graves

Kara Graves
by Joshua J. Graves as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua J. Graves, 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, and who further acknowledged that he is the Attorney-in-Fact for Kara Graves and that he is authorized by Kara Graves to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of June, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030