Karen Johnson Davidson County
Batch # 1438282 DEEDWARR
06/25/2026 02:16:53 PM 3 pgs
Fees: $18.00 Taxes: $5,143.00
20260625-0057616

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.: 64500

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
The Wilemon Living Trust dated August 5, 2010 117 Wentworth Avenue Nashville, TN 37215	The Loan Store Inc., ISAOA 6340 N. Campbell Ave. Suite 100 Tuscon, AZ 85718

TAX MAP PARCEL NUMBERS: 116160B00900CO and 116160B04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,390,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Lowe, Jr. and Julia F. Lowe, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Wilemon Living Trust dated August 5, 2010** 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:**

Tract I:
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of The Iroquois of Nashville, Second Revision, of record in Book 6900, pages 61 and 62, Register's Office for said County, to which Plan reference is made for a more complete description.

Tract II:
Land in Davidson County, Tennessee, being Reserve Parcel "A" on the Plan of the Iroquois of Nashville, Second Revision, of record in Book 6900, pages 61 and 62, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert W. Lowe, Jr. and Julia F. Lowe, husband and wife, by Warranty deed from Brian D. Setzer and Michael S. Dixon, both unmarried, dated June 27, 2013 and recorded on July 2, 2013, of record in Inst. No. 20130702-0068458, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 61 and 62, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828, Inst. No. 201902140013903, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Robert W. Lowe, Jr. and Julia F. Lowe by Robert W. Lowe, III pursuant to a Power of Attorney executed by her/him/them on the 5th day of June, 2026, of record in Instrument No. 20260625-0057614 and 20260625-0057615, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as 117 Wentworth Avenue, Nashville, TN 37215

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 16th day of June, 2026.

Robert W. Lowe, Jr. by Robert W Lowe as attorney-in-fact

Robert W. Lowe, Jr.,
By Robert W. Lowe III, as attorney-in-fact

Julia F. Lowe by Robert W. Lowe as attorney-in-fact

Julia F. Lowe,
By Robert W. Lowe III, 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, the within named, **Robert W. Lowe, III** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert W. Lowe, Jr. and Julia F. Lowe,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2026.

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

Margaret H Taylor
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: $1,390,000.00.

Affiant

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

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

Margaret H Taylor
Notary

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Robert W. Lowe, Jr. and Julia F. Lowe

TO: The Wilemon Living Trust dated August 5, 2010

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert W. Lowe, III, Affiant

Sworn to and subscribed before me this 16th day of June, 2026.

Notary Public

My Commission Expires: _____

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