Karen Johnson Davidson County
Batch# 1474928 DEEDWARR
09/18/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,885.37
20260918-0087101

WARRANTY DEED

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $779,829.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Lowenthal and Judith Ann Seidel	New Owner	
(NAME)	(NAME)	
119 Demoss Rd		103-02-3B-007.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELEANOR RITCHEY GRAHAM, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN D. LOWENTHAL, TRUSTEE OF THE BRIAN D. LOWENTHAL LIVING TRUST U/A DATED SEPTEMBER 14, 2026, AND JUDITH ANN SEIDEL, TRUSTEE OF THE SEIDEL LIVING TRUST DATED SEPTEMBER 4, 2020, AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of Demoss Hills, (formerly known as Demoss Road Homes) a horizontal property regime with private elements established by Declaration in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, and Instrument No. 20210222-0020689, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.
Being the same property conveyed to Eleanor Ritchey Graham, unmarried woman by Warranty Deed from Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201112-0133748 Register's Office for Davidson County, Tennessee, dated November 9, 2020 and recorded on November 12, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 119 Demoss Rd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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

JS2026-1074

and 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 hand this 18 day of September, 2026

Eleanor Ritchey Graham

ELEANOR RITCHEY GRAHAM

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 Eleanor Ritchey Graham, the bargainor, 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.

Witness my hand and official seal this 18th day of September, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

JS2026-1074

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/18/26 (date of document).

Affiant Signature

9/18/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

