THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
ARK Title Group, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 236975 DEEDQC
05/31/2019 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190531-0051834

File No.: ARK190085TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Michael Ballou 305 Lutie Street Nashville, TN 37210	Michael Ballou 305 Lutie Street Nashville, TN 37210	119-05-0-265.00

THIS INDENTURE made this 10th day of May, 2019 between, Michael Ballou, a single man, Stephen Ballou and Bette Ann Ballou, husband and wife, Grantors (referred to as "First Party")

and

Michael Ballou, Grantee (referred to as "Second Party")

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of TEN AND NO/100 Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 59, Block 26, on the Plan of Resubdivision of Lots 4, 5, 6, 7, 8, 9 in Block 27 and Lots 2, 3, 5, 6 in Block 26 and Blocks 23 and 24 of Cumberland Nurseries, of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Ballou, an unmarried man, and Stephen Ballou, married, of record in Instrument No. 20190327-0027716, Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded March 27, 2019. Bette Ann Ballou joins in the conveyance to convey any marital interest that she may have in the property.

Being the same property conveyed to Jeremy Wilson, unmarried by Warranty deed from Travis Keith Gravette and Mary Foster Gravette, husband and wife of record in Instrument No. 20160712-0071471 Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 12, 2016.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 10th day of May, 2019.

Stephen Ballou

Bette Ann Ballou

Witness my hand and seal this 28 day of MAY, 2019.

Michael Ballou

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Ballou and Bette Ann Ballou, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 10th day of May, 2019.

Notary Public

James C Loewenberg
01L06310965
Notary Public, State of New York
Qualified in Westchester County
My commission expires SEPTEMBER 8th, 2022

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Ballou, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 28th day of May, 2019.

Notary Public

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2019.

Notary Public

My Commission Expires: _____

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

