THIS INSTRUMENT PREPARED BY:
TREADWAY LEGAL
729 Chestnut Street, 2nd Floor – Suite A
Chattanooga, Tennessee 37402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00 (zero dollars).**

Nelda H Pentecost
AFFIANT

Subscribed and sworn to before me this 20th day of December, 2019.

NOTARY
My Commission Expires May 8, 2023

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

Karen Johnson Davidson County
Batch# 334571 DEEDQC
12/26/2019 11:46:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191226-0133167

QUIT CLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Kayla Marie Ballard 7551 Ridgewood Rd Goodlettsville, TN 37072	SAME	015-00-0-153.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nelda H. Pentecost, a married woman, the Grantor herein, has this day bargained and sold and does hereby transfer and convey unto Kayla Marie Ballard, a single woman, the Grantee herein, certain real estate in Davidson County, Tennessee described as follows, to wit:

Being a tract of land in the 1st Council District of Davidson County Tennessee more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 11/04/19 as follows:

Beginning at an existing iron pin in the westerly margin of Ridgewood Road, said pin being the northeast corner of lot 4 of the James L. Paradise Jr., lots in PB 20030709 0094611 R.O.D.C.T., said pin also being the southeast corner of herein described tract; Thence now leaving said margin with the northerly line of said James L. Paradise Jr., subdivision N 89°55'00" W, 1094.79' to an existing iron pin in the easterly line of Corinne F. Wright; Thence with said Wright N 02°17'09" E, 365.32' to a set iron pin; Thence now leaving said Wright with the southerly line of tract 2 on the same survey S 85°07'43"E, 1095.85' to a set iron pin in the westerly margin of Ridgewood Road; Thence now leaving said tract 2 with said margin for the next two calls: S 02°28'32" W, 124.86'; Thence S 02°24'53" W, 148.95' to the point of beginning containing 8.028 acres.

Being a portion of the property designated as Tract 1 and a portion of the property designated as Tract 2 in the Quit Claim Deed Reserving Life Estate In Grantor from Marie G. Helton to Marie G. Helton and Nelda H. Pentecost of record in Book 7551, Page 578, Register's Office for Davidson

County, Tennessee. The said Marie G. Helton having died on March 11, 2014, leaving the property to Nelda H. Pentecost in fee simple.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Fred Caneiga Pentecost, the husband of Nelda H. Pentecost, joins in this conveyance to transfer any marital interest he may have in the property.

This is unimproved property located on Ridgewood Road in Goodlettsville, Tennessee.

Witness my hand this 20th day of December 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

Nelda H Pentecost

Nelda H. Pentecost

Fred Caneiga Pentecost

Fred Caneiga Pentecost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gregg S. Treadway, a Notary Public in and for said County and State, Nelda H. Pentecost, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, this the 20th day of December, 2019.

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

Notary My Commission Expires May 8, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gregg S. Treadway, a Notary Public in and for said County and State, Fred Caneiga Pentecost, the within named 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 at Goodlettsville, TN, this the 20th day of December, 2019.

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

Notary My Commission Expires May 8, 2023

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 WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.