THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2016-1731 / 2020-0658	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 20th day of April 2020. *Notary Public* *My commission expires:* 7-11-2020

YVETTE LYN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-11-2020

Name and Address of New Owner: Lance V Ballard + Jeannie Ballard 4020 Gracious Drive Franklin TN 37064	
Send Tax Bills To: Owner	
Street Address of Subject Property: 0 Hobart Street Nashville, TN, 37207	**Parcel ID:** 070 04 0 160.00 and 070 08 0 032.00

Karen Johnson Davidson County
Batch# 389524 DEEDQC
04/22/2020 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200422-0042059

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeannie Timmons (now known as Jeannie Ballard)**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Lance V Ballard and wife, Jeannie Ballard,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 195 and 199 on the Plan of J. B. Haynie's Republican Plan, a Subdivision of Lots 1 and 2 of the "Free Silver Plan" of record in Plat Book 161, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot 195:
Being the same property conveyed to Allen Timmons and Jeannie Timmons by Final Decree confirming sale from Metropolitan Government of Nashville and Davidson County of record in Book 10587, page 41, Register's Office for Davidson County, Tennessee, dated October 7, 1996

and recorded on August 29, 1997.

Lot 199:
Being the same property conveyed to Allen Timmons and Jeannie Timmons by Final Decree confirming sale from Metropolitan Government of Nashville and Davidson County of record in Book 10587, page 45, Register's Office for Davidson County, Tennessee, dated October 7, 1996 and recorded on August 29, 1997.

Both being the same property conveyed to Jeannie Timmons by Deed of Allen Timmons and Jeannie Timmons of record in Instrument No. 20171117-0118300, Register's Office of Davidson County, TN. The said Jeannie Timmons is now known as Jeannie Ballard.

WITNESS my hand this 20th day of April, 2020.

Jeannie n/k/a Jeannie Ballard

Grantor – Jeannie Timmons n/k/a Jeannie Ballard

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jeannie Timmons n/k/a Jeannie Ballard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 20th day of April, 2020.

NOTARY PUBLIC

My commission expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 5-30-21

