THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 425642 DEEDWARR
06/25/2020 08:20:30 AM 2 pgs
Fees: $13.00 Taxes: $878.75
20200625-0068503

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Caleb W. Hendrick and Krista N. Hendrick 2319 Shadow Lane Nashville, TN 37216	Churchill Mortgage Corp. 1749 Mallory Lane,#100 Brentwood, TN 37027	073-05-0-106

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Patricia Cowan and Penny Langston, both as Personal Representatives of The Estate of John C. Ballard** , hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Caleb W. Hendrick and Krista N. Hendrick, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 10** on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 10 fronts 75 feet on the north side of Shadow Lane and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to John Carl Ballard and wife, Rita J. Ballard, by Warranty Deed from S. J. Dale and wife, Lettie C. Dale, of record on October 18, 1956, at Book 2597 Page 633, Davidson County Register of Deeds. Rita J. Ballard predeceased her husband, John Carl Ballard, leaving him as the surviving Tenant by the Entirety. John Carl Ballard is now deceased. Pursuant to the Last Will and Testament of John C. Ballard, also known as John Carl Ballard, probated in the Chancery Court for Dickson County, Tennessee, at Charlotte, Docket No. 2019-PR-60, the named Personal Representatives, Patricia Cowan and Penny Langston, who are also the sole beneficiaries under the said Will, are granted full power to sell and convey Mr. Ballard's real estate.

This property is commonly known as 2319 Shadow Lane, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 19 **day of June, 2020**:

Penny Langston

Penny Langston, Personal Representative of the Estate of John C. Ballard

Patricia C. Cowan

Patricia Cowan, Personal Representative of the Estate of John C. Ballard

STATE OF Tennessee)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Penny Langston and Patricia Cowan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Personal Representatives** of the **Estate of John C. Ballard**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of the **Estate of John C. Ballard** for the purposes therein contained.

Witness my hand and official seal on this the 19 day of June, 2020.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$237,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 19th DAY OF June, 2020.

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6.13.22