THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215
File #: NAS2020083166

Karen Johnson Davidson County
Batch# 481456 DEEDQC
09/23/2020 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200923-0109237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Tiffany Deanne Ball 2197 Nolensville Pike #205 Nashville, TN 37211	SAME	105-16-0B-205.00-CO

QUIT CLAIM DEED

THIS INDENTURE, made this 16 day of September, 2020 between **JIM CLAYTON BALL** and wife, **MARY LOU BALL**, residents of Sumner County, Tennessee (collectively "Grantor") and **TIFFANY DEANNE BALL**, unmarried, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Unit No. 205, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions, and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more completed identification and description of such unit.

Being the same property conveyed to Tiffany Deanne Ball, a single woman and Jim Clayton Ball and Mary Lou Ball, husband and wife by Warranty deed from Leroy E. Engstrand and Sandra H. Engstrand of record in Instrument No. 20180717-0069546 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 17, 2018.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

JIM CLAYTON BALL

MARY LOU BALL

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **JIM CLAYTON BALL** and wife, **MARY LOU BALL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 16 day of September, 2020.

Notary Public
My Commission Expires: 11/8/22

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2022

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 16 day of September, 2020.

Notary Public
My commission expires: 11/8/22

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2022

TRUE COPY CERTIFICATION

I, Carol M Holmes 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 documents executed and authenticated according to law.

Carol M Holmes

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, Nathan Tusing, a notary public for this county and state, Carol Holmes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22

Notary's Seal:

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2022