THIS INSTRUMENT PREPARED BY:
TREADWAY LEGAL
800 Market Street
Suite 200
Chattanooga, Tennessee 37402

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Elaine E. Ballou
AFFIANT

Subscribed and sworn to before me on January 22, 2021.

NOTARY
My Commission Expires: 5/8/2023

QUIT CLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Elaine E. Ballou **1285 Lowes Lane** **Goodlettsville, TN 37072**	**Same** Karen Johnson Davidson County Batch# 563646 **DEEDQC** 01/28/2021 03:05:41 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210128-0012898	03300022900

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) DOLLARS, and othere. good and valuable consideration, the receipt of which is hereby acknowledged, Elaine Ballou, a widow, and the Grantor herein, by these presents does hereby quitclaim and convey unto Mark Ballou, a single man, and Phillip Ballou, a single man, her successors and assigns, **reserving a life estate,** the following described tract of land in Davidson County, Tennessee:

Two tracts of land int the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

Tract I: BEING Lot No. 2 of the Subdivision of the Malachi Lowe Home Place and bounded on the north by the land of Clark, on the east by Lowe; on the south by Lowe and on the west by Martin, and more particularly described by metes and bounds in the deed from Thomas J. Lowe, et al, to Mary Jane Stone, of record in Book 252, Page 440, Register's Office for said County, as follows:

Beginning at a stone, D. H. Hall's southwest corner and the northwest corner of Lot No. 1; and runs thence South 2-1/2° West 49.96 poles to a stone, A.C. Matthews' northeast corner of Joe Parrish's west boundary line; thence with said Matthew's line, North 86 3/4 ° West, 25.58 poles to a stone in Matthews' line, the southeast corner of Lot No. 3 ; thence northerly 2-1/2 ° East 46.84 poles to a stone in the south boundary line of Lot No. 6; thence South 87" East 25.58 poles to the beginning, containing 7 ½ acres.

INCLUDED, but specifically EXCLUDED, are two tracts conveyed by Willie Francis Stockton, a widow, to Edward Haskell Stockton and wife, or record in Book 3104, page 51 and to Dennis Underwood and wife, of record in Book 3104, page 53, said Register's Office, described as follows:

Tract 1: Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee,

being the northeast part of Lot No. 2 of the Subdivision of Malachi Lowe's Home Place, not of record, also being the tract designated "Stockton" on a survey made by George W. Watkins, Surveyor, July 11, 1960, described according to said survey as follows:

Beginning at an iron pin in the southerly margin of Lowes Lane, said pin lying at the northeast corner of the tract designated "Underwood" on said survey, said pin lying North 87 ° East 213 feet along the southerly margin of Lowes Lane from the easterly line of Lot No. 3 of said subdivision, said line being the easterly line of Tract No. 2 of the property conveyed to F.H. Stockton and wife, by deed from James W. Dixon and Wife, of record in book 1943, page 579, Register's Office for said County; thence with the easterly line of said Underwood tract, South 1 ° 20' West 412 feet to an iron pin, said pin lying South 87 ° East 209 feet from said Stockton's easterly line; thence South 87 ° East 209 feet to an iron pin in the westerly line of Lot No. 1 of said subdivision; thence with the westerly line of said Lot No. 1 along a fence North 2 ° East 412 feet to the southerly margin of Lowe's Lane; thence with the southerly margin of Lowes Lane, North 87 ° West 213.8 feet to the beginning, containing 2 acres, more or less.

Being The same property conveyed to Edward Haskell Stockton and and wife, Doris Jean Stockton by deed from Willie Francis Stockton, a widow , of record in book 3104, page 51, Register's office for Davidson County, Tennessee.

Tract 2: Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being the northwest part of Lot No. 2 of the subdivision of Malachi Lowe's Home Place, not of record, also being the tract designated "Underwood" on a survey made by George W. Watkins, Surveyor, July 11th, 1960, described according to said survey as follows:

Beginning at an iron pin in the southerly margin of Lowes Lane , said pin lying in the easterly line of Lot No. 3 said Subdivision, said line being the easterly line of tract No. 2 of the property conveyed to F. H. Stockton and wife, by deed from James W. Dixon and wife, of record in Book 1943, page 579, Register's Office for said County; thence along a fence with said Stockton's easterly line, South 0° 40' West 412 feet to an iron pin; thence South 87 ° East 209 feet to an iron pin being the southwest corner of the tract designated "Stockton" on said survey; said pin lying North 87 ° West 209 feet from the westerly line of Lot No. 1 of said Subdivision; thence with the westerly line of said Stockton tract, North 1 ° 20' East 412 feet to an iron pin in the southerly margin of Lowes Lane, said pin lying North 87 ° West 213.8 feet along the southerly margin of Lowes Lane from the westerly line of said Lot No. 1; thence with the southerly margin of Lowes Lane 87 ° West 213.8 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Dennis Underwood, Jr., and wife, Helen Underwood by deed from Willie Francis Stockton, a widow, of record in Book 3104, Page 53, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of the Subdivision of the Home Place of Malachi Lowe, deceased, not of record, and described as follows:

Beginning at the northwest corner of a lane, called Lowe Avenue, the northwest corner of said Lot No. 3, being also the northeast corner of Lot No. 4 on said Plan, conveyed to W. F. Clark, by deed from G. M. Peay, of record in Book 487, Page 538, said Register's Office; thence 2-1/2 ° West, with the line between said Lots Nos. 3 and 4, 771.54 feet to what was formerly A. C. Matthews' line, the southeast corner of said W. F. Clark tract of land; thence South 86-3/4 ° East, with said A. C. Matthews' northern boundary line 451.275 feet to the southwest corner of Lot No. 2 on said Plan conveyed to Elizabeth Mosley and W. E. Meadow, by deed from Charles Callis and wife, or record in Book 1082, page 529, said Register's Office; thence North 2-1/2 ° East with their western boundary line, 772.86 feet to the northerly margin of Lowe Avenue; thence North 87 ° West, with the northerly margin of said Avenue, 451.275 feet to the beginning, containing 8 acreas, more or less, a road 12 feet wide being reserved off the northerly side of said Lot No. 3.

Bing the same property conveyed to Gayle G. Ballou and wife, Elaine E. Ballou, by deed from Frank E. Neal and wife, Lela. M. Neal, of record in Book 3869, Page 876, Register's Office for Davidson County, Tennessee. The said Gayle G. Ballou is now deceased.

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

This is an improved property known as 1285 Lowes Lane, Goodlettsville, TN 37072.

Witness my hand this 22nd day of January 2021, the bargaining party, having caused my name to be signed hereto on said day and date.

Elaine E. Ballou

Elaine E. Ballou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gregg S. Treadway, a Notary Public in and for said County and State, Elaine Ballou, 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, Tennessee this the 22nd day of January 2021.

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

Notary My Commission Expires: 5/8/2023

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.