**This Instrument Prepared by:**
**Mark D. Boles, Sr., Esq.**
**Foundation Title & Escrow Series, LLC**
**123-A Center Pointe Drive**
**Clarksville, TN 37040**

Karen Johnson Davidson County
Batch# 570470 DEEDQC
02/08/2021 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210208-0017928

**Send Tax Bill &**
**New Property Owner-Name and Address**
**Marcus C. Ballard and Brittany J. Ballard**
**3833 Stevens Lane**
**Nashville, TN 37218**

**Tax Map/Parcel: 048-00-0-280.00**

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, We, **Reginald Ballard and Marcus Ballard, heirs of the Estate of Judie Ballard, Grantor(s)**, transfer and convey by QUITCLAIM unto the **Grantee(s), Marcus C. Ballard and Brittany J. Ballard, husband and wife, as tenants by the entirety,** their heirs, successors and assigns forever, all of the right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being all of Lot No. 5 on the plan of Homeland Heights, Section 4 as shown by plat and survey of record in Plat Book 8250, Page 521, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Judie Ballard by Quitclaim Deed from Reginald Ballard recorded on 6/24/2016 of record in Instrument No. 20160624-0064563, Register's Office for Davidson County, Tennessee. Judie Ballard died intestate on May 16, 2020. The Estate of Judie Ann Ballard was administered in the Probate Division of the Circuit Court of Davidson County, Tennessee, Docket No. 20P1390. Judie Ann Ballard was survived by her husband, Reginald Ballard and her son, Marcus Ballard. Affidavits of Heirship of record in:

Instrument No. 20210204-0016395 and Instrument No. 20210204-0016396

This is property known as: **3833 Stevens Lane Nashville, TN 37218**

IN WITNESS WHEREOF, Grantor(s) have hereunto affixed Grantor(s) signature on this the 30 day of January, 2021.

Reginald Ballard

Marcus Ballard

CLA-2100333REF

**STATE OF TENNESSEE** )

**COUNTY OF ~~MONTGOMERY~~ Davidson** )

Personally appeared before me, the undersigned Notary Public, in and of said county and state, the within named, **Reginald Ballard and Marcus Ballard** who acknowledge that they executed the within instrument for the purposes therein contained and said execution was their free act and deed.

***WITNESS MY HAND AND SEAL,*** this the 30th day of January, 2021.

Jazmine Young
**NOTARY PUBLIC**

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**My Commission Expires:** 01/03/2022

As required by Tennessee Code Annotated §67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after being duly sworn, makes oath that the actual consideration for this transfer or the value of the interest in the property transferred, whichever is greater, is **$0.00**.

**AFFIANT**

**SWORN AND SUBSCRIBED BEFORE ME,** this the 30th day of January, 2021.

**NOTARY PUBLIC**

MARK D. BOLES, SR.
TENNESSEE NOTARY PUBLIC
My Comm Exp. 6/14/2022
COUNTY OF MONTGOMERY

**My Commission Expires:** 6/14/2022

CLA-2100333REF

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY