Karen Johnson Davidson County
Batch# 586044 DEEDQC
03/05/2021 02:39:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029453

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
James E. Ball
3400 Panorama Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
090 03 0 001.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, we, **DEBORAH ELAINE SPEAR, MICHAEL L. BALL** and **TIMOTHY M. BALL,** Grantors, do hereby quitclaim and convey unto our brother, **JAMES E. BALL,** Grantee, all of our rights, title and interests in our property being the following described tract or parcel of land in Davidson County, Tennessee, to wit:

LAND in said County and State, being Lot No. 546 on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, Page 10, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Panorama Drive at the south-west corner of the subject lot; thence northerly 107.09 feet to a concrete monument the northwest corner of the subject lot; thence easterwardly 123.31 feet to a concrete monument in the westerly margin of an unnamed road; thence with said margin of said road, southwardly 70.46 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwest-wardly 37.34 feet to a concrete monument in the northerly margin of Panorama Drive; thence with said margin of said Drive westwardly 90.0 feet to the point of beginning.

BEING the same property conveyed to Theollis E. Ball by deed from James Howard Ball, of record in Book 7611, Page 195, Register's Office for Davidson County, Tennessee; **THE** said Theollis E. Ball having since died leaving her children, James E. Ball, Deborah Elaine Spear, Michael L. Ball and Timothy M. Ball, as her heirs-at-law as evidenced by Affidavit of Heirship of record as Instrument #20201117-0135462, Register's Office for Davidson County, Tennessee.

This is improved property known as 3400 Panorama Drive, Nashville, Tennessee 37218

Patricia Lee Ball, spouse of Michael L. Ball, joins in this conveyance for the purpose of transferring any and all rights and interests she has in the above described real property by virtue of marriage to Michael L. Ball

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

IN WITNESS WHEREOF, we have hereunto set our hands on the dates indicated below our signatures.

Deborah Elaine Spear
DEBORAH ELAINE SPEAR
Date: 15 Dec 2020

Timothy M Ball
TIMOTHY M. BALL
Date: 2/27/2021

Michael L Ball
MICHAEL L. BALL
Date: 2/27/21

Patricia Lee Ball
PATRICIA LEE BALL
Date: 2/27/21

STATE OF ~~MARYLAND~~ Virginia)
COUNTY OF Fairfax)

On this the 15 day of December, 2020, before me personally appeared **DEBORAH ELAINE SPEAR,** 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.

NOTARY PUBLIC My Commission Expires: 08-31-2023

MERCY V DHEMING
NOTARY PUBLIC
REG # 7823639
MY COMMISSION EXPIRES
8/31/2023
COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 27th day of February, 2021, before me personally appeared **MICHAEL L. BALL** and spouse, **PATRICIA LEE BALL,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 27th day of February, 2021, before me personally appeared **TIMOTHY M. BALL ,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

James E Ball
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 27th day of February, 2021.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 09/07/2021