WARRANTY DEED

Karen Johnson Davidson County
Batch# 664800 DEEDWARR
06/24/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210624-0086153

MST 2021-0913

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Darla B Renee

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 2/12/23

(AFFIX SEAL)

AMY CROSS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darla Renee Doocy	First Bank	171-04-0C-022.00-CO
(NAME) 1006 Grove Court	(NAME) 722 Columbia Ave	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeannie Ballard and Lance Ballard, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darla Renee Doocy, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 22 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lorcamco Properties, LLC by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20070330-0038403 Register's Office for Davidson County, Tennessee, dated March 29, 2007 and recorded on March 30, 2007.

Being the same property conveyed to Jeannie Ballard and Lance Ballard, wife and husband by Warranty deed from Lorcamco Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20210107-0002971 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on January 07, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. All matters shown on the PUD Boundary Plan of Mayfair of record as Instrument Number 20050404-0036360, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer,

water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barrington Place of record in Instrument Number 20050914-0110701, re-recorded in Instrument 20051025-0128696 amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506, Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7026, page 756, Book 7121, page 197, Book 7883, page 319, Book 7883, page 323, Register's Office for Davidson County, Tennessee. Easement, including Generators and Fuel Supply Systems of record in Instrument Number 20041109-0135895, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20040907-0107770, in the Register's Office for Davidson County, Tennessee. Easement stated in Deed of record in Book 3280, Page 373, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1006 ~~Cove~~ Grove (08) Court, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 24th DAY OF JUNE, 2021.

Jeannie Ballard

Lance Ballard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeannie Ballard and Lance Ballard, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of June, 2021.

Notary Public

My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County

(SEAL)

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY