THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635574

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2021.

Notary Public
My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 681162 DEEDWARR
07/22/2021 09:49:53 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210722-0098348

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
M. CATHERINE CLEARWATERS

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Everett Peterson 317 Greenway Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 05 0 336.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Dale Ballou and Patricia M. Kelly, Co-Trustees, or any successor trustees of the Kelly-Ballou Revocable Trust dated May 15, 2017** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Everett Peterson**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 190 feet of Lot No. 294 on the Plan of Richland Realty Co's First Addition to Subdivision "B" of record in Plat Book 332, Page 174, Register's Office for said County, described as follows:

Said part of Lot No. 294 fronts 50 feet on the widened Westerly margin of Greenway Avenue, formerly Greenway Street, (as widened by the deed of record in Book 4742, Page 176, said Register's Office) and extends back between parallel lines 190 feet to an alley.

Being the same property conveyed to Robert Dale Ballou and Patricia M. Kelly, Co-Trustees, or any successor trustees of the Kelly-Ballou Revocable Trust dated May 15, 2017, by Quitclaim Deed from Robert Dale Ballou and wife, Patricia M. Kelly, of record in Instrument No. 20170612-0058374, in the Register's Office of Davidson County, Tennessee, dated June 08, 2017 and recorded on June 12, 2017.

Being the same property conveyed to Robert Dale Ballou and wife, Patricia M. Kelly, by Warranty Deed from Amy Greene Loeper, unmarried, of record in Instrument No. 20030605-0077381, in the Register's Office of Davidson County, Tennessee, dated May 29, 2003 and recorded on June 05, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co's First Addition to Subdivision "B", as recorded in Plat Book 332, Page(s) 174.

This is improved property located at 317 Greenway Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 21st day of July, 2021.

The Kelly-Ballou Revocable Trust dated May 15, 2017

By: Robert Dale Ballou, Co-Trustee

By: Patricia M. Kelly, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Dale Ballou and Patricia M. Kelly, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Kelly-Ballou Revocable Trust dated May 15, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of July, 2021.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____