Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 686619 DEEDWARR
07/29/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210729-0102381

39-B
File #21-1452

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen M. Ballard and Russell C. Ballard, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Reed Leone and Lauren Turner Leone, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1119 Granada Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20130815-0086143 Exhibit B, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen M. Ballard and Russell C. Ballard, wife and husband by Warranty deed from Brent Truitt, married of record in Instrument No. 20141104-0101700 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 4, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1119 B Granada Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Thomas Reed Leone **1119 B Granada Avenue** **Nashville, TN 37206**	New owner	**083-01-0C-002.00**

WITNESS THE EXECUTION HEREOF this 23rd day of July, 2021.

Kathleen M. Ballard

Kathleen M. Ballard

Russell C. Ballard

Russell C. Ballard

State of Tennessee)
County of Davidson)

On this 23rd day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathleen M. Ballard and Russell C. Ballard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 550,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of July, 2021.

Notary Public

My Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/21.

Affiant Signature

7/28/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/28/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON