Karen Johnson Davidson County
Batch# 686620 DEEDWARR
07/29/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210729-0102383

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4981

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Hannah Stanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of July, 2021

Notary Public

Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Katelynn Grubbs 1020 Kellow Street Nashville, TN 37208	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	081-03-0-355.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Yellow Ball LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Katelynn Grubbs, 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:

Land in Davidson County, Tennessee, being Unit B of Tentwenty Kellow Street, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Tentwenty Kellow Street, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20201016-0120870, in the Register' s Of\u64257?ce, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kristin Barlowe and James Clauer, wife and husband, by Warranty Deed from Dorothy A. Burks of record in Instrument No. 20170619-0061006, Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 19, 2017.

Being a portion of the same property conveyed to Yellow Ball, LLC by Warranty deed from Kristine Barlowe and James Clauer, wife and husband of record in Instrument No. 20200831-0098720 Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on August 31, 2020..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1020 Kellow Street, Nashville, TN 37208

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 so 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.

Dated this the 27th day of July, 2021.

Yellow Ball LLC

Jeff Gaw, Member

Joseph M. Roberts, III, Member

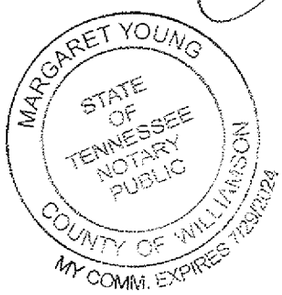
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Jeff Gaw and Joseph M. Roberts, III, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Members of Yellow Ball, LLC the within named bargainor, a corporation, and that he as such members, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as a members.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of July, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



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 7/27/21.

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