Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

Karen Johnson Davidson County
Batch# 691870 DEEDWARR
08/06/2021 11:02:31 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20210806-0106157

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee, 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or valu... for this transfer is **$275,000.00**

Subscribed and sworn to before me this 5th day of August, 2021.

Notary Public **Affiant**
My Commission Expires: _____

TANGELA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Brittany Stafford and Phylicia Ann Roybal **220 Dupont Avenue** **Madison, Tennessee 37115**	~~NEW OWNER~~	**043-09-0-222.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **BALLAST PROPERTY GROUP, LLC, a Tennessee Limited Liability Company**, has this day bargained and sold, and does hereby transfer and convey unto the said **PHYLICIA ANN ROYBAL, a single woman, and BRITTANY STAFFORD, a single woman, as joint tenants with right of survivorship**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 48, Block "B", as shown on the map entitled Woodlawn Estates Subdivision, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FLP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JERRY L. MAYES, MARRIED, of record in Instrument No. 20210112-0004998, dated January 5, 2021, said Register's Office.

FLP, LLC changed its legal entity name to BALLAST PROPERTY GROUP, LLC pursuant to the Articles of Amendment to Articles of Organization filed with the Tennessee Secretary of State on July 9, 2021.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 5 day of August, 2021.

BALLAST PROPERTY GROUP, LLC
By: Foster W. Phillips, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **FOSTER W. PHILLIPS, SOLE MEMBER OF BALLAST PROPERTY GROUP, LLC**, a Tennessee Limited Liability Company, the within named 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.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5 day of August, 2021.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

NOTARY PUBLIC

My Commission Expires: 1/25/22