This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13514-AP

Karen Johnson Davidson County
Batch# 720950 DEEDWARR
09/21/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,933.25
20210921-0126813

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $522,500.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2021.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David L. Ballard Janice F. Ballard 5633 Cedar Rd Dr. Nashville, TN 37211	New Owner	172-10-0A-022-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Martha L. Bishop, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David L. Ballard and Janice F. Ballard, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 22 on the Final Plat of Brentwood Cove, Revision 3, of record by Instrument No. 200102010009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Martha L. Bishop by Quitclaim Deed from Martha Lynn Bishop a/k/a Martha L. Bishop, unmarried woman, dated February 16, 2018, recorded March 2, 2018, of record in Instrument No. 20180302-0019733, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5633 Cedar Rock Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2021.

GRANTOR:

Martha L. Bishop

STATE OF WASHINGTON
COUNTY OF King

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Martha L. Bishop, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2021.

Notary Public
My Commission expires: 10/14/24

MICHAEL WARNEMUENDE
Notary Public
State of Washington
Commission # 12416
My Comm. Expires Oct 14, 2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/17/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/17/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** September, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM