THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037995** Karen Johnson Davidson County Batch# 760671 **DEEDWARR** 11/24/2021 01:36:18 PM 2 pgs Fees: $13.00 Taxes: $3,589.74 20211124-0156295	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $970,200.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2021. Notary Public My Commission Expires: VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carlos Lopez and Olesya Leskel 1312 Hildreth Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 14 0 089.00

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, **Jennifer B. Ball and Bradley G. Ball, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carlos Lopez and Olesya Leskel, husband and wife**, ("Grantees"), its 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 Lot 355, Seven Hills, Section 8, as shown on plat of record in Plat Book 3300, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bradley G. Ball and Jennifer B. Ball, Husband and Wife, by Warranty Deed from Douglas Dimond, Unmarried and Charlene Cunniffe, Unmarried, of record in Instrument No. 20120927-0087917, in the Register's Office of Davidson County, Tennessee, dated September 21, 2012 and recorded on September 27, 2012.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Bradley G. Ball and Jennifer B. Ball, which Power of Attorney is recorded in Instrument Nos. _____ & _____ Register's Office for Davidson County, Tennessee.
#20211124-0156293, 20211124-0156294

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.

Taxes and assessments for the year 2022 and subsequent years, 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 Seven Hills, Section 8, as recorded in Plat Book 3300, Page(s) 14.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 609.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4267, Page 67.

This is improved property located at 1312 Hildreth Drive Nashville TN 37215

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 23rd day of November, 2021.

Jennifer B. Ball by SK as Attorney-in-Fact

Jennifer B. Ball by Shira Kingrey
as Attorney-In-Fact

Bradley G. Ball by SK Attorney-in-Fact

Bradley G. Ball by Shira Kingrey as
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bradley G. Ball and Jennifer B. Ball and she is authorized by Bradley G. Ball and Jennifer B. Ball to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of November, 2021.

VDesjarlais

Notary Public
My Commission Expires: _____

