WARRANTY DEED

Karen Johnson Davidson County
Batch# 819159 DEEDWARR
03/10/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220310-0027815

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Latosha Kerley and Tomaz Kerley	Equity Prime Mortgage LLC	Parcel ID: 059 14 0 063.00
(NAME) 733 Moormans Arm Road	(NAME) PO Box 1194	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Springfield, OH 45501-1194	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gwen Ballard, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Latosha Kerley and Tomaz Kerley, wife and husband**, 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:

A lot in the 12th, formerly 21st Civil District of Davidson County, Tennessee, known as Lot No. 11 on the Map of the Subdivision of Part of the Joseph Stocker Tract, not of record, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, May 14, 1952, as follows:

Beginning at a point on the south margin of Moorman's Arm Road, 1,053 feet east of an iron pin set in the center of Old Buena Vista Pike, near where the same intersects the east margin of New Buena Vista Pike, said iron pin being at the northwest corner of the property conveyed to Rodney E. Finney, Jr. and wife, by deed of record in Book 2013, Page 100, Register's Office for said County, said Beginning Point being the common corner of Lots 10 and 11; thence with the line between said Lots, South 23 deg. 30' East 436 feet to a point; thence North 66 deg. 30' East 85 feet to a point in the center of a ditch; thence with the center of said ditch; North 20 deg. West 325 feet and North 17 deg. West 113 feet to a point in the south margin of Moorman's Arm Road; thence with the margin of the same, South 66 deg. 30' West 117 feet to the beginning.

Being the same property conveyed to David Ballard and wife, Bridget Elaine Ballard, by Warranty Deed from Jesse P. Walker, surviving tenant by the entirety, of record in Book 5746, Page 678, in the Register's Office of Davidson County, Tennessee, dated May 18, 1981 and May 19, 1981.

Being the same property conveyed to David Ballard and wife, Gwen Ballard, by Bankruptcy Trustee's Deed from T. Larry Edmondson, Trustee in Bankruptcy, for Bridget Elaine Ballard, Case No. 91-10387-KL3-7, of record in Book 9735, Page 715, in the Register's Office of Davidson County, Tennessee, dated July 18, 1995 and recorded on July 20, 1995. David Ballard and Bridget Elaine Ballard having been divorced, Pursuant to Final Decree in the Probate Court for Davidson Co., Tennessee, No. 90D-3422.

Being the same property conveyed to David Ballard and wife, Gwen Ballard, as tenants by the entirety, by Quitclaim Deed from William W. Ferguson, Jr. Trustee, of record in Book 9735, Page 718, in the Register's Office of Davidson County, Tennessee, dated July 19, 1995 and recorded on July 20, 1995. Said deed's sole purpose was to create tenancy by the entirety. The said David Ballard having since died on June 18, 2019 leaving Gwen Ballard as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 733 Moormans Arm Road, Nashville, TN 37207

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. 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.

Witness our hands this 28 day of Feb, 2022

Yolanda M. James as attorney-in-fact for Gwen Ballard

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Gwen Ballard, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2022.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 2/28/2022.

Date

Jamika Jones
Affiant Signature

03/02/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of March, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY