This Instrument Prepared by:
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Karen Johnson Davidson County
Batch# 902784 DEEDQC
08/12/2022 09:40:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091684

The actual consideration or value, whichever is greater, for this transfer is $ 0.00, as this is a transfer pursuant to a divorce decree.

Leslie Threadgill Ballard

LESLIE THREADGILL BALLARD, AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this

11th day of AUGUST, 2022.

GREGORY D. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

My Commission Expires: 3/3/2026

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Leslie T. Ballard
4214 Kirtland Road
Nashville, TN 37215

SEND TAX BILLS TO:
SAME AS OWNER

TAX INFORMATION

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 22D68, I, **WARNER BURCHFIELD BALLARD**, by these presents do hereby quitclaim and convey unto **LESLIE THREADGILL BALLARD**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 92 and 93 of Block 3 on the Plan of Overton Hills, as of record in Book 843, Page 88, and Book 974, Page 41, Register's Office for said County as follows:

BEGINNING on the easterly margin of Kirtland Avenue at a point 189 feet north of the northerly margin of Castleman Drive; thence with the easterly margin of

Kirtland Avenue northwardly 115 feet to the corner of Lots Nos. 91 and 92; thence with the line between said two lots eastwardly 200 feet to the common corner of Lots Nos. 10, 11, 91 and 92; thence with the line between lots Nos. 11 and 92, southwardly 115 feet; thence westwardly 199.45 feet, more or less, to the beginning.

Being the same property conveyed to Leslie F. Threadgill by deed from Margaret S. Williams of record in Book 7012, Page 454, said Register's Office. Further, being the same property conveyed to Warner B. Ballard and wife, Leslie T. Ballard, as an estate by the entirety with full rights of survivorship from William J. Threadgill and wife, Leslie F. Threadgill of record in Book 7435, Page 992, and Book 7448, Page 129, and Book 7787, Page 731, and Book 8050, Page 97, said Register's Office.

This is improved property, commonly known as 4214 Kirtland Road, Nashville, TN 37215.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN. THE PARTIES HAVE WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this 11th day of August, 2022.

Warner Burchfield Ballard

WARNER BURCHFIELD BALLARD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warner Burchfield Ballard, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 11th day of AUGUST, 2022.

GREGORY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

NOTARY PUBLIC

My Commission Expires: 3/3/2026