WARRANTY DEED

Karen Johnson Davidson County
Batch# 908532 DEEDWARR
08/26/2022 10:00:43 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00

20220826-0096416

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $840,000.00.

Affiant

Subscribed and sworn to me on August 25, 2022.

NOTARY PUBLIC

My Commission Expires: 2-4-23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36015

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nocoast Properties, LLC 6401 Waterstone Ct. Newburgh IN 47630	SAME ADDRESS AS NEW OWNER	091-6-2-H-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Hughes Ball and Lauren Ashley Ball (formerly known as Lauren Ashley Doll), husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nocoast Properties, LLC, an Indiana limited liability company, hereinafter called **"GRANTEE,"** its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Unit B as shown on the Plan of 5512 Pennsylvania Avenue, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 5512 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180824-0083950 in the

the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Hughes Ball, an unmarried man, and Lauren Ashley Doll, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from EWR Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20200210-0015271 in the Register's Office for Davidson County, Tennessee, dated February 7, 2020 and recorded February 10, 2020. The said Lauren Ashley Doll is now known as Lauren Ashley Ball.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on Plan of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.
3. Matters shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 5512 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180824-0083950 in the Register's Office for Davidson County, Tennessee.
4. Agreement for Public Right of Way of record in Instrument No. 20180919-0092805 and Instrument No. 20180919-0092806 in the Register's Office for Davidson County, Tennessee.
5. Sewer Line Easement of record in Instrument No. 20190109-0002379 in the Register's Office for Davidson County, Tennessee.
6. All matters, including assessments, easements and rights of others contained in the Declaration of Covenants, Conditions and Restrictions for Homes at 5512 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180824-0083950 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made as if copied verbatim.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5512 Pennsylvania Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and/or assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and/or 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 my/our hand(s) this 25th day of August, 2022.

William H. Ball

Lauren Ashley Ball

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared William H. Ball and Lauren Ashley Ball to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 25, 2022.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07 2024