Prepared by.
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,795,000.00

Affiant

Subscribed and sworn to before me, this 3 day of October, 2022

Notary Public
My commission expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 925356 DEEDWARR
10/05/2022 10:58:05 AM 2 pgs
Fees: $13.00 Taxes: $10,341.50

20221005-0109845

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara Borders 110 Balleroy Drive Brentwood, TN 37027	New Owner	158-11-0-059.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel G. Hutts and Melissa K. Hutts, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sara Borders and Joshua Borders, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Balleroy Subdivision, of record in Instrument No. 20000620-0061336, corrected by Surveyor's Certificate of Correction in Instrument No. 20010418-0038197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to DANIEL G. HUTTS and MELISSA K. HUTTS, HUSBAND AND WIFE, by deed from JAMES N. BURTON AND LAUREN BURTON, HUSBAND AND WIFE, of record in Instrument No. 20161108-0118079 , dated November 7, 2016 , said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 110 Balleroy Drive, Brentwood, TN 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 3rd day of October, 2022.

Daniel G. Hutts by Triston Jacobs
His Attorney-in-fact

Melissa K. Hutts by Triston Jacobs
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Triston Jacobs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Daniel G. Hutts and Melissa K. Hutts**, and who acknowledged that he executed the same as the free act and deed of **Daniel G. Hutts and Melissa K. Hutts**.

Witness my hand and official seal at Franklin, Tennessee, this the 3rd day of October, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022097547