QUITCLAIM DEED

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Terrell Law, PLLC
P.O. Box 60981
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karin Balsley and Sunny Eaton	**Same**	**071-16-0C-004.00-CO**
(NAME) **1227 N 5th Street**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 927222 DEEDQC
10/10/2022 12:40:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221010-0111027

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KARIN BALSLEY, A MARRIED WOMAN ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KARIN BALSLEY AND SUNNY EATON, A MARRIED COUPLE WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT 4, MILE END CROSSING, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20171129-0121934, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KARIN BALSLEY, A MARRIED WOMAN, BY WARRANTY DEED FROM HENRY HILL, UNMARRIED AND MALLORY SWAIN, UNMARRIED OF RECORD IN INSTRUMENT NO. 20200916-0105980 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1227 N 5th Street, Nashville, Tennessee 37207**

Witness our hands this the 30th day of September, 2022.

KARIN BALSLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KARIN BALSLEY** the within named bargainor, 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.

Witness my hand and official seal, this the 30th day of Sept., 2022.

Adrian Grammer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson Exp 9/8/25

Notary Public

My Commission Expires: