Karen Johnson Davidson County
Batch# 953509 DEEDWARR
12/20/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20221220-0131474

Warranty Deed

DEVIN OAKLEY TENNESSEE NOTARY PUBLIC My Comm Exp. 03/21/26 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00. Affiant Subscribed and sworn to ~~before~~ me, this ~~the~~ 19th day of December, 2022. Notary Public My commission expires: 3-21-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen H. Ballard and Mary Margaret Ballard	New Owner(s)	132-05-0L-001.00-CO
924 Coral Road	105 Buena Vista Dr	
Nashville, TN 37204	Franklin, TN 37069	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER LEIGH BOTTER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN H. BALLARD AND MARY MARGARET BALLARD, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Gray Oaks Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Gray Oaks Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081231-0123774, as amended in Instrument No. 20090121-0005203, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gray Oaks Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-0123774, as amended in Instrument No. 20090121-0005203, and Instrument No. 20100217-0012045, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Jennifer Leigh Botter, a single person, by Warranty Deed from Hilary H. Nickols and Joshua C. Nickols, wife and husband, of record in Instrument No. 20160705-0068333 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 924 Coral Road, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of December, 2022.

Jennifer Leigh Botter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Leigh Botter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, A. Scott Hubbard, 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

December 19, 2022.
Date

A. Scott Hubbard
Affiant Signature

December 19, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of December, 2022

Devin Oakley
Notary's Signature

My Commission Expires: 3-21-26
Date

Notary's Seal (if on paper)

DEVIN OAKLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/21/26
COUNTY OF WILLIAMSON