This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 981130 DEEDWARR
03/15/2023 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230315-0018730

New Owner:	**Send Tax Bill:**	**Map/Parcel**
BEVERLY A. BALLARD, Trustee BALLARD LIVING TRUST dated November 3, 1999 612 Copperfield Court Brentwood, TN 37027	SAME	172-01-0A-139.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03/2026

Sworn to and subscribed before me this March 14, 2023.

Rachel Schow
Notary Public

My Commission Expires: 3/5/26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, BEVERLY ANN BALLARD, who is one and the same as BEVERLY A. BALLARD, does hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BEVERLY A. BALLARD, Trustee of the BALLARD LIVING TRUST, dated November 3, 1999.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 OUR HANDS this March 14, 2023.

By: Beverly A Ballard
BEVERLY ANN BALLARD

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 BEVERLY ANN BALLARD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 14, 2023.

Rachel Schow
NOTARY PUBLIC

My Commission Expires: 3/3/26

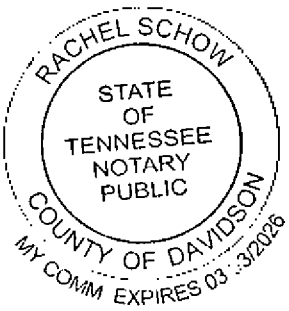


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page (s) 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BEVERLY ANN BALLARD, by Warranty Deed of record from THOMOAS R. SCHROADER and SUZANNE HALE SCHROADER, husband and wife, in Instrument No. 20210120-0008706, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 612 Copperfield Court, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 March 15, 2023 (date of document).

Signature

3/15/23

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of March, 2023.

Notary Public
My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026