THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444375

Karen Johnson Davidson County
Batch# 1008688 **DEEDWARR**
05/30/2023 10 12 22 AM 2 pgs
Fees $13 00 Taxes $6,345 50

20230530-0040402

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,715,000 00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2023

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

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

WARRANTY DEED

Address New Owner· Brian Ballard and Wendi Ballard 713 Darden Place Nashville TN 37205	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 115 04 0 054 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geoffrey P. Levendoski and Lena K. Levendoski, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Ballard and Wendi Ballard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 200 on the Plan of Hillwood Estates, Section Nine, Part One, as of record in Plat Book 2331, page 27, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description

Said Lot No 200 fronts 160.69 feet on the Southwesterly side of Darden Place and extends back 368 5 feet on the Northwesterly line and 350 10 feet on the Southeasterly line to a dead line, measuring 189 1 feet thereon.

Being the same property conveyed to Geoffrey P Levendoski and wife, Lena K. Levendoski, by Waranty Deed from Paula W Whitson, of record in Instrument No 20091218-0115162, in the Register's Office of Davidson County, Tennessee, dated December 16, 2009 and recorded on December 18, 2009

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates, Section Nine, Part One, as recorded in Plat Book 2331, Page(s) 27

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2437, Page 118.

No coverage is provided as to the amount of acreage or square footage of the land

This is improved property located at 713 Darden Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2023

Geoffrey P Levendoski

Lena K. Levendoski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey P. Levendoski and Lena K. Levendoski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2023

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026