STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, wh[illegible]
is **$550,000.00** (Five Hundred Fifty T[illegible]

Karen Johnson Davidson County
Batch# 1009854 **DEEDWARR**
06/01/2023 10 14 26 AM 2 pgs
Fees $13 00 Taxes $2,035 00

20230601-0041265

AFFIANT

Subscribed to and sworn before me
May, 2023

NOTARY PUBLIC MY COMMISSION EXPIRES 5-9-26

(NOTARY SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
William R. Oxley and Amber N. Oxley 553 Longview Drive Pegram, TN 37143	Legacy Home Loan dba Steadfast Mtg 1036 Stearman Drive, Suite 6 White House, TN 37188	11200002900 and 11200014600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM FRANK BALLARD, JR. AND SPOUSE, NANCI BURGESS BALLARD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILLIAM R. OXLEY AND AMBER N. OXLEY, HUSBAND AND WIFE,** 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 TO WIT

TRACT 1: A certain tract or Parcel of land in the 9th Civil District of Davidson County, Tennessee, on the North side of Longview Drive.

Beginning at a steel Pin the center of Longview Drive, the same being the southeast corner of the Wallace Holt Tract; thence with the Holt line North 3-1/2 degree East 500' to an iron pin; thence, North 81 degree East 100' to an iron pin; thence South 3-1/2 degree West 500' to an iron pin in the center of Longview Drive; thence with the road South 81 degree West 100' to the Point of Beginning and containing 1.11 acres more or less.

Being the same property conveyed to William Frank Ballard, Jr. and spouse, Nanci Burgess Ballard by deed from Christopher Schlecht, unmarried, of record in Instrument No. 20180521-0048525, dated May 18, 2018 and recorded on May 21, 2018, Register's Office for Davidson County, Tennessee.

Tract 2: A certain tract or Parcel of land in the 9th Civil District of Davidson County, Tennessee, on the North side of Longview Drive.

At a Point of Beginning go back 410 feet North 3-1/2" East 410 feet to a steel pin; thence 100 feet North 72" West 100 feet to a steel pin, thence 450 feet South 3-1/2" West to a steel pin 100 feet North 81" East to the point of beginning and containing 1 acre more or less.

Being property conveyed to Nanci Ballard by deed from Jacqulin Rognehaugh of record in Instrument No. 20211012-0137142, Register's Office for Davidson County, Tennessee.

Nanci Ballard and Nanci Burgess Ballard are one and the same person.

William Frank Ballard, Jr., executes this instrument as Attorney-in-Fact on behalf of Nanci Burgess Ballard, pursuant to the Power of Attorney recorded in Instrument No. 20230601-0041264, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is.	(**X**) IMPROVED (**X**) UNIMPROVED	Property known as **553 LONGVIEW DRIVE & 0 LONGVIEW DRIVE** **PEGRAM, TN 37143**

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

LTSR Number GTE File 2023056767

WITNESS, this 30th day of May, 2023

William Frank Ballard, Jr.

Nanci Burgess Ballard

By William Frank Ballard her attorney in fact

By: William Frank Ballard, Jr. as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 30th day of May, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Frank Ballard, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of May, 2023

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 30th day of May, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Frank Ballard, Jr.**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Nanci Burgess Ballard**, and acknowledged that he executed that same as the free act and deed of the said **Nanci Burgess Ballard.**

WITNESS my hand and official seal this the 30th day of May, 2023.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____