WARRANTY DEED

File No. AT-23-4729

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2023

Notary Public

MY COMMISSION EXPIRES: 7/1/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yellow Ball, LLC, a Tennessee Limtied Liability Company	NEW OWNER	
(NAME)	(NAME)	
205 Antioch Pike	1650 WEDGEWOOD AVE	133-02-0-383.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1020673 DEEDWARR
06/29/2023 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20230629-0049732

FOR AND 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, **Pamela Beard, a married woman, Shirley Johnson, unmarried woman, Brenda Walsh, an unmarried woman, and Susan Howard, unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yellow Ball, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 31 on the Plan of Hinchey Petway's Plan of Lots, of record in Minute Book "I" Page 442, Chancery Court at Nashville, described as follows:

Beginning at a point in the southerly margin of Antioch Pike, said point being the point at which the property line between the Wright Jr. High School and this tract intersects the Antioch Pike, the same being the northern most westerly corner of said Wright Jr. High School property; thence southerly along the line between said properties, the same being the easterly line of said School Property, a distance of 213 feet, more or less, to a point; thence eastwardly and with the said School Property's northerly line, a distance of 362 feet, more or less, to appoint in the westerly line of the property conveyed to Lanius D. Neal, et ux, by deed of record in Book 2883, Page 605, Register's Office for said county; thence northwardly with Neal's easterly line, a distance of 213 feet, more or less, to a point in the southerly margin of Antioch Pike; thence westwardly with the southerly margin of Antioch Pike, a distance of 362 feet, more or less, to the point of beginning.

Being the same property conveyed to Billy Ray Bowers and wife, Alice Emogene Bowers by Warranty deed from First American National Bank of Nashville, as Administrator, cta under the Will of Ora B. Wright of record in Book 6236, page 751, Register's Office for Davidson County, Tennessee, dated February 24, 1984 and recorded on February 24, 1984. The said Alice Emogene Bowers died on July 15, 1998, vesting Billy Ray Bowers as surviving tenant. Billy Ray Bowers died on September 1, 2017, leaving Last Will and Testament filed for Probate in Case No. 17P1774, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). In accordance with the terms of the Will, the property was devised to Pamela Beard, Shirley Johnson, Susan Howard and Brenda Walsh.

Being the same property conveyed to Pamela Beard, Shirley Johnson, Brenda Walsh, Susan Howard by Quitclaim deed from Estate of Billy Ray Bowers of record in Instrument No. 20180207-0012206 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 7, 2018 and by Quitclaim deed from Jessica Bowers McCombs, Joey Bowers, Amanda Cothran and Gabrielle Bowers of record in Instrument No. 20180207-0012207 Register's Office for Davidson County, Tennessee, dated January 8, 2018 and recorded on February 7, 2018.

This is property more commonly known as 205 Antioch Pike, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand this 28th day of June, 2023.

Pamela Beard by Shirley Johnson
attorney in fact
Pamela Beard by Shirley Johnson, Attorney-In-Fact

Shirley Johnson

Brenda Walsh by Shirley Johnson
attorney in fact
Brenda Walsh by Shirley Johnson, Attorney-In-Fact

Susan Howard by Shirley Johnson
attorney in fact
Susan Howard by Shirley Johnson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Shirley Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Pamela Beard, and that this instrument was executed on behalf of the said Pamela Beard for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202306290049729_, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 28th day of June, 2023.

NOTARY PUBLIC

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-05-2024

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2023, before me personally appeared Shirley Johnson, , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 28th day of June, 2023.

NOTARY PUBLIC

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-05-2024

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Shirley Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Brenda Walsh, and that this instrument was executed on behalf of the said Brenda Walsh for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202306290049730_, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 28th day of June, 2023.

NOTARY PUBLIC

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-05-2024

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Shirley Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Susan Howard, and that this instrument was executed on behalf of the said Susan Howard for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202306290049731_, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 28th day of June, 2023.

NOTARY PUBLIC

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-05-2024

My Commission Expires:

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **June 28, 2023**.

Date

Affiant Signature

June 29, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **29** day of **June**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)