Karen Johnson Davidson County
Batch# 1069803 DEEDWARR
11/08/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231108-0087415

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4348

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of November, 2023

Notary Public

Commission Expires: 11-06-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shannon Brooks 305 Lutie Street Nashville, TN 37210	New Owner	119 05 0 265.00

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,

Michael Ballou, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shannon Brooks, a single woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 59, Block 26, on the Plan of Resubdivision of Lots 4, 5, 6, 7, 8, 9 in Block 27 and Lots 2, 3, 5, 6, in Block 26 and Blocks 23 and 24 of Cumberland Nurseries, of record in Plat Book 161, Page 139, 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 by Warranty Deed from Jeremy Wilson, unmarried to Michael Ballou, an unmarried man, and Stephen Ballou, married, as joint tenants with rights of survivorship, recorded March 27, 2019, as Instrument No. 20190327-0027716 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $288,000.00.

BEING the same property conveyed by Quit Claim Deed from Michael Ballou, single man, Stephen Ballou and Bette Ann Ballou, husband and wife to Michael Ballou, recorded May 31, 2019, as Instrument No. 20190531-0051834 in Davidson County, Tennessee Register of Deeds. Michael Ballou is now a married man. Joannah Ballou hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 Lutie Street, Nashville, TN 37210

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 so 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.

Dated this the 3 day of November, 2023.

Michael Ballou

Joannah Ballou

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of November, 2023, before me personally appeared Michael Ballou and Joannah Ballou, 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, at office, this 3 day of November, 2023.

Notary Signature
My commission expires: 5.10.25

Tennessee Certification of Electronic Document

I, Britney Garner 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 11/3/23 (date of document).

Affiant Signature

11/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th of November, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025