Karen Johnson
Batch # 1106195
02/29/2024 10:11:57 AM
Fees: $18.00 Taxes: $1,905.50

Davidson County
DEEDWARR
3 pgs

20240229-0013936

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd.
Suite 100
Brentwood, Tennessee 37067
BW24004

Send Tax Bills To:
Daniel Clayton Baldwin
2015 Rosecliff Drive
Nashville, Tennessee 37206

New Owner is:
Daniel Clayton Baldwin
2015 Rosecliff Drive
Nashville, Tennessee 37206

MAP/PARCEL: 083-04-0-016.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brian B. Ballinger and Lauren Ballinger**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Daniel Clayton Baldwin, a single man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2015 Rosecliff Drive, Nashville, Tennessee 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 128 on the Map of Rosebank Park, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 65 feet on the north side of Rosecliff Drive and runs back between lines, 293.2 feet on the east line and 269.2 feet on the west line to a dead line in the rear on which it measures 68 feet.

BEING the same property conveyed to Brian B. Ballinger by Quitclaim Deed from Barry W. Ballinger, dated 12/1/2022 and recorded 12/22/2022 in Instrument No. 20221222-0132015; and the same property previously conveyed to Barry W. Ballinger by Quitclaim Deed from Mary D. Ballinger, a widow, dated 7/18/2015 and recorded 6/15/2016 in Instrument No. 20160615-0060696; and previously conveyed to Richard D. Ballinger and wife, Mary D. Ballinger by Warranty Deed from Carl J. King and wife, Katie H. King, dated 10/23/1958 and recorded 10/24/1958 in Book 2810, Page 369, Register's Office for Davidson County, Tennessee. The said Richard D. Ballinger having since died on 10/13/2000, leaving Mary D. Ballinger as the surviving spouse.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of February, 2024.

GRANTOR:

Brian B. Ballinger

Lauren Ballinger

Lauren Ballinger

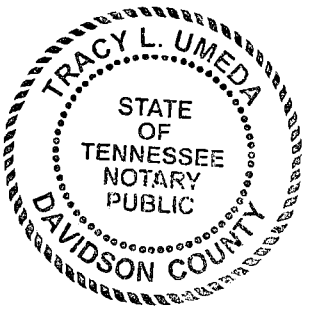
ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brian B. Ballinger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of February, 2024.

Tracy L. Umeda
NOTARY PUBLIC
My Commission Expires: 11/08/2027



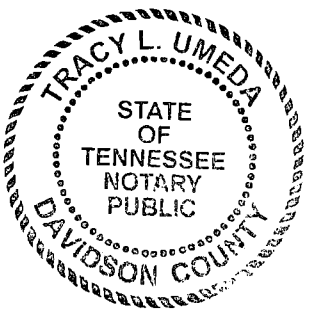
ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lauren Ballinger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of February, 2024.

Tracy L. Umeda
NOTARY PUBLIC
My Commission Expires: 11/08/2027



STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

SWORN TO and subscribed before me this 27th day of February, 2024.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

