Karen Johnson Davidson County
Batch# 1114385 DEEDWARR
03/22/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $915.38
20240322-0020239

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$247,400.00**. **Affiant** Subscribed and sworn to before me, this **8th day of March, 2024**. **Notary Public** **My commission expires:** 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miranda Bulla **845 Long Hunter Court** **Nashville, TN 37217**	New Owner	**135 08 0A 845.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mary Ballard f/k/a Mary Blackburn, married**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Miranda Bulla, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Unit No. 845, on the Plan of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, and shown on a Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the said Master Deed and By-Laws which form a part thereof, including, without limitation, such Units undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Mary Blackburn, married, by Warranty Deed from Markisha Vaughn, of record in Instrument No. 20080220-0016364, in the Register's Office of Davidson County, Tennessee, dated February 05, 2008 and recorded on February 20, 2008. The said Mary Blackburn is now known a Mary Ballard.

The said Marcus A. Ballard, Jr. hereby joins in this conveyance to convey any and all interest he may have, marital or otherwise.

Said subject property is not the marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **845 Long Hunter Court, Nashville, TN 37217**.

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 in 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(s) this **8th day of March, 2024.**

Mary Ballard

Marcus A. Ballard, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of February, 2024, before me personally appeared Marcus A Ballard Jr, 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 28th day of February, 2024.

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of March, 2024, before me personally appeared Mary Ballard, 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 8th day of March, 2024.

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

HE-2024-064

Certificate of Authenticity

I, Joshua A. Terry, 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 2/28/2024 3/8/2024.

Affiant Signature – Joshua A. Terry

3/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/22/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27