| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Red Shoe Title, Inc.**<br>**625 S. Church St., Suite B**<br>**Murfreesboro, TN 37130**<br>**Ph.: 615-796-5478**<br>**Fax: 615-821-0717** | **STATE OF TENNESSEE** ) DAVIDSON<br>**COUNTY OF ~~RUTHERFORD~~** cal ) **ss**<br>The actual consideration for this transfer is $290,000.00<br>Affiant<br>Subscribed and sworn to before me on this _____ day of March 2024.<br>Notary Public<br>My Commission Expires: _____ |

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Karen Johnson Davidson County
Batch# 1116108 DEEDWARR
03/28/2024 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20240328-0021540

# WARRANTY DEED

| **ADDRESS OF NEW OWNERS:** | **SEND TAX BILLS TO:** | **MAP PARCEL NO.** |
|---|---|---|
| Ball Investing, LLC<br>24738 Highway 17<br>Waynesville, MO 65583 | New Owner | 059-14-0-237.00 |

**FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Cheryl Thomas, Debbie Thompson, Omie Ewing, and Johnnie Winters III**, (hereinafter "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ball Investing, LLC a Missouri Limited Liability Company** (hereinafter "Grantees") its successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

**Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 194 fronts 105 feet on the northerly side of Buena Vista Pike and runs back between lines, 134 feet on the westerly line and 144.53 feet on the easterly line, to a line at the rear on which it measures 61.35 feet thereon.**

**Being the same property conveyed to Johnnie Winters, Jr. and wife, Carolyn C. Winters by Warranty Deed from W.L. Bainbridge Company, of record in Book 4428, page 965, Register's Office for Davidson County, Tennessee, dated June 26, 1970 and recorded on July 2, 1970.**

**Being the same property that passed to Cheryl Thomas, Debbie Thompson, Omie Ewing, and Johnnie Winters as the residuary beneficiaries of the Last Will & Testament of Carolyn C. Winters AKA Carolyn Louise Winters, who died on August 17, 2023, who was the sole owner of the property as she owned said property as tenants by the entireties with her husband, Johnnie Winters, Jr., at all times until his death on June 12, 1981. The Last Will & Testament of Carolyn Louise Winters was admitted to probate for Muniment of Title in the Probate Court of Davidson County, TN on October 30, 2023, Case No. 23P1968.**

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 3816 Buena Vista Pike, Nashville, TN 37218.

The 2024 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of March, 2024.

Cheryl Thomas, in her individual Capacity, and as Executor of the Estate of Carolyn L Winters

**Cheryl Thomas, in her individual capacity, and as Executor of the Estate of Carolyn C. Winters**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl Thomas, in her individual capacity, and as Executor of the Estate of Carolyn C. Winters**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, this 22nd day of March, 2024.

**NOTARY PUBLIC**

JOHN R. TOY II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

**My Commission Expires:** 5/18/24

WITNESS our hands this the 22nd day of March, 2024.

Debbie Thompson

**Debbie Thompson**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie Thompson, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, this 22nd day of March, 2024.

Shannon Gilbert

**NOTARY PUBLIC**

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**My Commission Expires:** 8/21/27

WITNESS our hands this the 22nd day of March, 2024.

**Omie Ewing**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Omie Ewing, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, this 22nd day of March, 2024.

**NOTARY PUBLIC**

JOHN R. TOY II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

**My Commission Expires:** 5/18/24

WITNESS our hands this the 22nd day of March, 2024.

**Johnnie Winters**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnnie Winters, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, this 22nd day of March, 2024.

**NOTARY PUBLIC**

**My Commission Expires:** 5/18/24

JOHN R. TOY II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

**Tennessee Certification of Electronic Document**

I, J. BRANDON MILLER 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 **March 22, 2024** (date of document).

Affiant Signature

March 27, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25