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Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240347051** Karen Johnson Davidson County Batch # 1118957 DEEDWARR 04/04/2024 10:10:38 AM 2 pgs Fees: $13.00 Taxes: $277.50 20240404-0023840	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $75,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2024. Notary Public My Commission Expires: My Commission Expires Oct. 27, 2025 KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Ora et Labora, LLC 108 Earline Ave Hendersonville, TN 37075	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 026 10 0 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonard W. Ballou and Geneiva W. Ballou, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ora et Labora, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly part of Lot No. 23 on the Plan of TERRA VIEW (REVISED) SUBDIVISION, as of record in Plat Book 1424, page 4, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 23 fronts 50 feet on the Easterly side of Wade Circle East and runs back 202.5 feet on the Northerly line and 200 feet on the Southerly line, to a dead line, measuring 50 feet thereon.

Being a portion of the same property conveyed to Leonard W. Ballou and wife, Geneiva W. Ballou, by Special Warranty Deed from First Tennessee Bank National Association of record in Book 8454, Page 696, in the Register's Office of Davidson County, Tennessee, dated September 25, 1991 and recorded on October 01, 1991.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

City of Goodlettsville taxes for the year 2024 and thereafter, for tax parcel identification number 026 10 0 011.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Terra View (Revised) Subdivision, as recorded in Plat Book 1424, Page(s) 4.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1515, Page 214.

This is improved property located at 628 Wade Cir Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2024.

Leonard W. Ballou

Geneiva W. Ballou

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leonard W. Ballou and Geneiva W. Ballou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2024.

Notary Public

My Commission Expires: 8-8-2027

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY