Karen Johnson Davidson County
Batch# 1120111 DEEDWARR
04/08/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240408-0024601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

G-P-24-491

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Gruhn and Frank Ryan Ballek, III	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **5800 Centennial Blvd**	(NAME) **1036 Stearman Drive, Suite 6**	**160-08-0-029.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY RUTH MAINS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN GRUHN AND FRANK RYAN BALLEK, III, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the Plan of Brentview Hills, of record in Book 3300, pages 43 and 44, Register's Office for said County, Described as follows:

Beginning at a point in the Southerly margin of Brentview Hills Drive at the corner of Lots 37 and 38; thence with said Drive, Easterly 95.3 feet to a curve; thence around said curve Southeasterly 37 feet to a point in the Westerly margin of Stallworth Drive; thence with same Southerly 274.3 feet; thence leaving said Drive Westerly 187.1 feet to the Southeast corner of Lot No. 37, thence with the line between Lots 37 and 38, Northerly 337.6 feet to the beginning.

Being the same property conveyed to Myron D. Mains and Wife, Mary Ruth Mains by Warranty Deed from Gary O. Murphree and wife, Melba M. Murphree of record in Book 4826, page 168, Register's Office for Davidson County, Tennessee, dated June 14, 1974 and recorded on June 18, 1974.
The said Myron D. Mains having died December 4, 2020 leaving property to Mary Ruth Mains as sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2024 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 43 and 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3345, Page 205, in the Register's Office for Davidson County, Tennessee.
- Easement for TVA of record in Book 2280, Page 395 and Book 3181, Page 401, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Deed of record in Book 4826, Page 168 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **491 Brentview Hills Drive, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF APRIL, 2024.

Mary Ruth Mains by Bart Pemberton,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bart Pemberton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARY RUTH MAINS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY RUTH MAINS.

Witness my hand and official seal, this the 5th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of April, 2024.

Affiant Signature

Date 4/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027