Karen Johnson Davidson County
Batch# 1150844 DEEDWARR
06/25/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240625-0047556

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2024. Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ethan Ballinger	Old National Bank	072-07-0-242-00
1304 Oakhurst Drive	2002 Richard Jones Rd.	Ste. A300
Nashville, TN 37216	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW ARTHUR READ AND LAURIE ADAMS READ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHAN BALLINGER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 30 and All of 31 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Oakhurst Avenue at the corner of Lots Nos. 31 and 32; thence, with the line between said two lots Southwardly 150 feet to the Northerly margin of an alley; thence, with said alley, Westwardly 128.75 feet to the Southeast corner of the property conveyed to Margaret Gwin of Deed from R. B. Baxensale of record in Book 919, Page 87, Register's Office for Davidson County, Tennessee; thence with Gwin's Easterly line, Northwardly 157 feet, more or less to the Southerly margin of Oakhurst Avenue; thence with said Avenue, Eastwardly 80.5 to the Beginning.

Being the same property conveyed to Laurie Adams, unmarried by Warranty Deed from Dorcia A. Godbolt, unmarried of record in Instrument No. 20160323-0027730 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 23, 2016.

Being the same property conveyed to Fernwood Ranch, LLC, a Tennessee Limited Liability Corporation by Quitclaim Deed from Laurie Adams Read FKA Laurie Adams, married of record in Instrument No. 20170710-0069355 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 10, 2017.

Being the same property conveyed to Matthew Arthur Read and Laurie Adams Read, husband and wife by Quitclaim Deed from Fernwood Ranch, LLC, a Tennessee Series Limited Liability Company of record in Instrument No. 20191112-0116009 Register's Office for Davidson County, Tennessee, dated November 07, 2019 and recorded on November 12, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1304 Oakhurst Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2024.

Matthew Arthur Read

Laurie Adams Read

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Arthur Read and Laurie Adams Read, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2024.

Notary Public

My Commission Expires: 3-3-26



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 **June 14, 2024**.

Affiant Signature

June 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of June, 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