Karen Johnson Davidson County
Batch# 1155841 DEEDWARR
07/09/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240709-0051514

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Emilee Barrett
Affiant

File Number: 24070455

DANIELLE MARIE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 9th day of July, 2024.

Danielle Marie Crane
Notary Public
My Commission Expires: 2/22/25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Pegah Alexis Marbury	Same as owner	149-16-24.00
601 Bell Ridge Trace		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey L. Ballard and Joyce F. Ballard**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Pegah Alexis Marbury, married**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Bellwood Estates, Section I, of record in Book 5200, Page 172, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey L Ballard and wife, Joyce F Ballard by Warranty deed from Old Hickory Development Company, Inc of record in Book 6293, page 26, Register's Office for Davidson County, Tennessee, dated 5/4/1984 and recorded on 5/16/1984.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Bellwood Estates, Section 1, of record in Book 6050, Page 182, Register's Office of Davidson County, Tennessee, which is Resubdivision of Lots 23, 25 and Reserve Parcel 26 on the plan of Bellwood Estates, Section 1, of record in Book 5200, Page 172, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Included in the above described property, but expressly excluded therefrom is the following described property.

Beginning at a point on the South existing margin of Bell Crest Drive, said point being the point of intersection between the proposed margin and the grantor with the South existing margin of Bell Crest Drive' thence with said existing margin of Bell Crest Drive Southeasterly 38 feet more or less to the intersection with South proposed margin of State Project No. 19057-2214-14; said point being 24 feet right of centerline survey station 62+38.97; thence with said proposed margin a 230.68 foot radius curve right 32.47 feet to the point of beginning, containing 18 square feet.

Being the same property conveyed to Jeffrey L Ballard and wife, Joyce F Ballard by Warranty deed from Old Hickory Development Company, Inc of record in Book 6628, page 248, Register's Office for Davidson County, Tennessee, dated 8/6/1985 and recorded on 8/12/1984.
Joyce F. Ballard is one and the same as Wanda Joyce Ballard

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is X improved ___unimproved property known as 601 Bell Ridge Trace, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, 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.

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 hand this 9th day of July, 2024.

Jeffrey Ballard

Jeffrey Ballard

Wanda Joyce Ballard

Wanda Joyce Ballard

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffrey Ballard and Wanda Joyce Ballard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 9th day of July, 2024.

DANIELLE MARIE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Danielle Marie Crane

Notary Public at Large
My Commission Expires:
7/22/25

Tennessee Certification of Electronic Document

I Emilee Barrett, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/24 (date of document).

Emilee Barrett
Affiant Signature

7/9/24
Date

State TN
County of Rutherford

Sworn to and subscribed before me this 9th day of July, 2024

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD