WARRANTY DEED

Karen Johnson Davidson County
Batch# 1159672 DEEDWARR
07/18/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,218.41
20240718-0054332

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,300.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/16/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/16/24

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF TAMRA GRAYMAN

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10478-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Jennifer Hathcock Mann	**New Owner**	161-09-0A-069.00-CO
4846 Bevendean Drive #1		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kate Ballard, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Hathcock Mann, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C-1 as set forth in the Master Deed Establishing Brighton Village, Phase 5, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, amended by First Amendment to Master Deed of record in Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "A" to said First Amendment to the Master Deed.

Being the same property conveyed to Kate Ballard, a single woman by Warranty Deed from John Spencer Bock and Miah Park Bock, husband and wife of record in Instrument No. 20190311-0022050 Register's Office for Davidson County, Tennessee, dated March 7, 2019 and recorded on March 11, 2019.

The above described property never having been the primary marital of the Grantor and the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4846 Bevendean Drive #1 Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on July 16, 2024}.

Kate Ballard

Kate Ballard

STATE OF ~~TENNESSEE~~ Arizona

COUNTY OF ~~Davidson~~ Maricopa

Personally appeared before me, a Notary Public of said County and State, Kate Ballard, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July ~~16~~ 15, 2024.

Notary Public

My Commission Expires: 04/15/28

FAITH E JOHNSON
NOTARY PUBLIC - State of Arizona
PINAL COUNTY
Commission #: 665240
My Comm. Expires April 15, 2028

File #: 2024-10478-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 7/15/24.

Affiant Signature – Joshua A. Terry

7/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27