Karen Johnson Davidson County
Batch # 1167214 DEEDWARR
08/12/2024 09:19:12 AM 2 pgs
Fees: $13.00 Taxes: $2,601.10
20240812-0060190

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC My Comm Exp. October 4, 2027 COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH24-08108

Address of New Owner:	Send Tax Bills to:	Tax Information:
Camryn Leah Clark and John Caleb Ball 603 B Morrow Road Nashville, TN 37209	Camryn Leah Clark and John Caleb Ball 603 B Morrow Road Nashville, TN 37209	091-11-3B-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Freedom Partners TN, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Caleb Ball and Camryn Leah Clark, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 603B on the Plan of Homes At 603 Morrow Road Commons, Horizontal Property Regime With Private Elements established by and shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220318-0031627, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Freedom Partners, LLC, A Tennessee Limited Liability Company by Warranty Deed from Bruce Perry, unmarried of record in Instrument No. 20211216-0166740, in the Register's Office for Davidson County, Tennessee, dated December 13, 2021 and recorded on December 16, 2021.

Being a portion of the same property conveyed to Freedom Partners of TN, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Freedom Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220520-0058992, in the Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 20. 2022.

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 improved property known as: 603 B Morrow Road, Nashville, TN 37209

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 8th day of August, 2024

Freedom Partners TN, LLC, a Tennessee limited liability company

BY: Donna Westbrook
Donna Westbrook
Member

BY: Barry Westbrook
Barry Westbrook
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Westbrook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member of Freedom Partners TN, LLC, a Tennessee limited liability company, a limited liability company, and that she is authorized by Freedom Partners TN, LLC, a Tennessee limited liability company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Brentwood, Tennessee, this 8th day of August, 2024.

W. Brad Lehman
Notary Public

My Commission Expires: 9/21/2024

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barry Westbrook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Freedom Partners TN, LLC, a Tennessee limited liability company, and that he is authorized by Freedom Partners TN, LLC, a Tennessee limited liability company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Brentwood, Tennessee, this 8th day of August, 2024.

W. Brad Lehman
Notary Public

My Commission Expires: 9/21/2024

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY