PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1168984
08/14/2024 09:38:25 AM
Fees: $13.00 Taxes: $2,719.50

Davidson County
DEEDWARR
2 pgs

20
THI

20240814-0061844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Leigh Anne Balsman and Nathan Balsman 809 Century Oak Ct Nashville, TN 37211	NEW OWNER	Map/Parcel 180-04-0A-025.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mikeal L. Humphres and Lisa M. Humphres, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Nathan Balsman and Leigh Anne Balsman, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land located in Davidson County, Tennessee, being all of Lot No. 149, Section One, Highland Creek, according to plat and survey of same appearing of record in Plat Book 9700, Page (s) 959 and 960, in the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details as to location and description of said lot.

Being the same property conveyed to Steven J. Cuffle and Karen E. Cuffle, husband and wife by Warranty Deed from Zaidoun Nofal, married of record in Instrument No. 20200124-0008643 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 24, 2020.

Being the same property conveyed to Mikeal L. Humphres and Lisa M. Humphres, husband and wife by Warranty Deed from Steven J. Cuffle and Karen E. Cuffle, husband and wife of record in Instrument No. 20230817-0064267 Register's Office for Davidson County, Tennessee, dated August 16, 2023 and recorded on August 17, 2023.

This conveyance is subject to the following: Metropolitan Nashville Property Taxes for the year 2024, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 809 Century Oak Ct, 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 GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said

GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day August, 2024.

Mikeal L. Humphres

Lisa M. Humphres

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of August, 2024, before me personally appeared Mikeal L Humphres and Lisa M Humphres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of August, 2024.

Notary Signature
My commission expires:

