Karen Johnson
Batch # 1182237
09/16/2024 03:17:21 PM
Fees: $13.00 Taxes: $1,480.00
Davidson County
DEEDWARR
2 pgs
20240916-0071442

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $399,999.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 12th day of August, 2024.<br>Notary Public<br><br>My commission expires: |

**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: |
|---|---|---|
| David Higgs | Ameris Bank | 059-14-0-237.00 |
| 3816 Buena Vista Pike | 1850 Parkway Place #820 | |
| Nashville, TN 37218 | Marietta, GA 30067 | |

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, **BALL INVESTING LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HIGGS, AN UNMARRIED MAN, AND JULIE CHURCH-THOMAS, AN UNMARRIED WOMAN AND KRISTEN THOMAS, AN UNMARRIED WOMAN**, 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 Lot No. 194 on the Plan of Section 4, Haynes Estates of record in Plat Book 4300, Page 44, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 105 feet on the Northerly side of Buena Vista Pike and runs back between lines, 134 feet on the Westerly line and 144.53 feet on the Easterly line, to a line at the rear on which it measures 61.35 feet thereon.

Being the same property conveyed to Johnnie Winters, Jr. and wife, Carolyn C. Winters by Warranty Deed from W. L. Bainbridge Company of record in Book 4428, page 965, Register's Office for Davidson County, Tennessee, dated June 26, 1970 and recorded on July 02, 1970.

Being the same property conveyed to Ball Investing LLC, a Missouri limited liability company by Warranty Deed from Cheryl Thomas, Debbie Thompson, Omie Ewing and Johnnie Winters III of record in Instrument No. 20240328-0021540 Register's Office for Davidson County, Tennessee, dated March 22, 2024 and recorded on March 28, 2024.

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 3816 Buena Vista Pike, Nashville, TN 37218, 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 12th day of August, 2024.

***Ball Investing LLC, a Missouri Limited Liability Company***

By: Isaiah Ball
Isaiah Ball, Sole Member

STATE OF Missouri
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Isaiah Ball, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Ball Investing LLC, a Missouri Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2024.

Lana Germann
Notary Public Lana Germann

My Commission Expires: 6-23-2028

Lana Germann
Notary Public - Notary Seal
State of Missouri - Maries County
My Commission Expires June 23, 2028
Commission # 10984664