Karen Johnson Davidson County
Batch # 1182237 DEEDWARR
09/16/2024 03:17:21 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20240916-0071449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

2024-08-2044

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ball Investing LLC 435 Edwin Street Nashville, TN 37207	NEW OWNER	Map/Parcel 071-08-0-293

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christy Michelle Cooper-Jones, Executrix of the Estate of Virginia Elizabeth Thompson** (*In the Matter of: Estate of Virginia Elizabeth Thompson; Davidson County Seventh Circuit (Probate) Court; Case No. 24P-469*); **James M. Thompson, Jr., and Deborah K. Turner**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ball Investing LLC, a Missouri limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that 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. 85 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 85 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to James M Thompson and wife, Virginia E Thompson by Warranty deed from Ross Meadors and wife Lula Meadors of record in Book 4312, page 110, Register's Office for Davidson County, Tennessee, dated 2/20/1969. AFFIDAVIT TO CORRECT WARRANTY DEED of record in Instrument 20240723-0055391, Register's Office for Davidson County, Tennessee. The said James M. Thompson died January 5, 1994 leaving as his surviving spouse, the said Virginia E. Thompson. The said Virginia E. Thompson having since died testate on January 18, 2024 leaving as her sole heirs at law James M. Thompson, Jr. and Deborah K. Turner. See In the Matter of: Estate of Virginia Elizabeth Thompson; Davidson County Seventh Circuit (Probate) Court; Case No. 24P-469. Also see Affidavit of Heirship Regarding Virginia Elizabeth Thompson of record in Instrument 20240802-0058739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2024, and subsequent years, a lien not yet due or 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 435 Edwin Street, Nashville, TN 37207.

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 26th day August, 2024.

GRANTOR:

James M. Thompson, Jr.

Deborah K. Turner

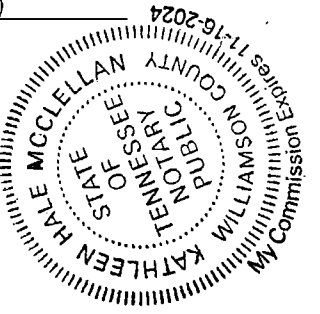
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22 day of August, 2024, before me personally appeared **James M. Thompson, Jr.** and **Deborah K. Turner**, 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 22 day of August, 2024.

My Commission Expires:_____

Notary Public



[The remainder of this page is left blank intentionally.
Signature and Notary Acknowledgement appear on the following page.]

GRANTOR:

Estate of Virginia Elizabeth Thompson

By: Christy Michelle Cooper-Jones Executrix
Christy Michelle Cooper-Jones, Executrix

STATE OF MS
COUNTY OF Alcorn

Before me, Jennifer G. Lockridge of the state and county mentioned, personally appeared **Christy Michelle Cooper-Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Executrix of the Estate of Virginia Elizabeth Thompson, the within named bargainor, and that **Christy Michelle Cooper-Jones** as such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing her name as Executrix of the Estate of Virginia Elizabeth Thompson.

Witness my hand and seal, at office in Alcorn, County this 22nd day of August, 2024.

My Commission Expires: 09/06/2025

Jennifer G. Lockridge
Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 94407 JENNIFER G. LOCKRIDGE Commission Expires Sept. 6, 2025 LEE COUNTY