Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1189822 DEEDQC
10/04/2024 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241004-0077087

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Terry Lynn Ballard and Linda Dolores Ballard, Co-Trustees Ballard Family Revocable Living Trust 915 Bowring Park Nashville, TN 37215	New Owner	117130B15300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Terry Ballard and Linda Ballard, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Terry Lynn Ballard and Linda Dolores Ballard, Co-Trustees, Ballard Family Revocable Living Trust Agreement dated October 3, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 1017 on the Plan of Abbottsford, Phase 2, of record in Doc. No. 20010502-0044874, revised in Doc. No. 20020305-0027572, corrected in Doc. No. 20020828-0104512, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to **Terry Ballard and Linda Ballard, husband and wife**, by Warranty Deed dated May 21, 2014, from **Richard L. Cooper, married**, recorded in Instrument No. 20140521-0043924, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **915 Bowring Park, Nashville, TN 37215.**

Terry Ballard and **Terry Lynn Ballard** are one and the same person.

Linda Ballard and **Linda Dolores Ballard** and one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 3rd day of October 2024.

Terry Ballard

Linda Ballard

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 **Terry Ballard**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

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 **Linda Ballard**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 3rd day of October 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 3, 2024.

Affiant Signature

October 3, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of October 2024.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY