This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-23324-MC

Karen Johnson Davidson County
Batch# 1196618 DEEDWARR
10/22/2024 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20241022-0082094

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of October, 2024.

Notary Public
My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William R. Stevenson and Majella D. Stevenson, Trustees 110 31st Avenue North, Unit 503 Nashville, TN 37203	New Owners	104 02 4C 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda E. Balch, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **The William R. and Majella D. Stevenson Living Trust, dated October 27, 2017,** 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 Unit 503, together with the appurtenant interest in the common elements of THE WEST END, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No. 20230313-0017700 and Instrument No. 20230313-0017703, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

TOGEHTER with Parking Space Number 107, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Timothy J. Balch and Linda E. Balch, Husband and Wife, by Warranty Deed from High Street Partners, a Tennessee General Partnership, of record in Instrument No. 20160622-0063526, in the Register's Office of Davidson County, Tennessee, dated June 21, 2016 and recorded on June 22, 2016.

Timothy J. Balch having since died on 12/04/2022 leaving Linda E. Balch as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **110 31st Avenue North, Unit 503, Nashville, TN 37203**.

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2024.

GRANTOR:

Linda E. Balch

Linda E. Balch

STATE OF SOUTH CAROLINA
COUNTY OF GEORGETOWN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Linda E. Balch**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of October, 2024.

Cheryl M Cail

Notary Public/ CHERYL M. CAIL
My Commission expires: 09/15/2027



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct 17, 24 (date of document).

Jennifer L. Pennell

Oct 22, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

