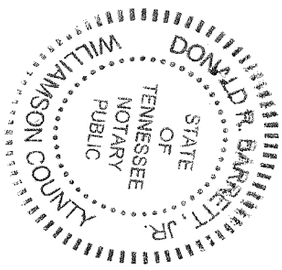
Karen Johnson Davidson County
Batch# 1237774 DEEDWARR
02/14/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20250214-0011402

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00. Eliot R. Faris Affiant Subscribed and sworn to before me this 14th day of February, 2025. Notary Public My commission expires: 5/10/25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eliot R. Faris and Judith Alexander Faris, Trustees of Eliot R. and Judith Alexander Faris Revocable Trust	**New Owner**	**132-05-0L-001.00CO**
924 Coral Road, Unit A		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen H. Ballard and Mary Margaret Ballard, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eliot R. Faris and Judith Alexander Faris, Trustees of Eliot R. and Judith Alexander Faris Revocable Trust

HEREINAFTER CALLED THE GRANTEES, 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 A of Gray Oaks Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Gray Oaks Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081231-0123774, as amended in Instrument No. 20090121-0005203, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co- owners and tenants of Gray Oaks Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-0123774, as amended in Instrument No. 20090121-0005203, and Instrument No. 20100217-0012045, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being all of the property conveyed to Stephen H. Ballard and Mary Margaret Ballard, a married couple, by deed from Jennifer Leigh Botter, an unmarried woman, of record in Instrument No. 20221220-0131474, Register's Office for Davidson County, Tennessee, dated December 19, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20140715-0062282, amended in Instrument No. 20140822-0076776, amended in Instrument No. 20140909-0082624, Register's Office for Davidson County, Tennessee.
c. All matters of record in Book 1424, Page 36, in the Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Instrument No. 20140715-0062281, in the Register's Office for Davidson County, Tennessee.

e. Restrictive Covenant for Storm Water Facilities and Systems of record in Instrument No. 20150130-0008769, in the Register's Office for Davidson County, Tennessee.
f. Subject to rights of others in and to common areas/elements.
g. Subject to lien for special assessment contained in DCCR's/Master Deed.
h. Subject to HOA dues- if any.
i. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 924 Coral Road, Unit A, Nashville, TN 37204.

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 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. 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.

Witness my/our hand(s) this 14th day of February, 2025.

Stephen H. Ballard

Mary Margaret Ballard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Stephen H. Ballard and Mary Margaret Ballard,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2025.

Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 25-26
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, 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

2/14/25.

Date

Affiant Signature

February 14, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 14th day of February, 2025

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)