Karen Johnson Davidson County
Batch# 1238727 DEEDWARR
02/20/2025 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250220-0012073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

B-YB-25-205

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colby Clark and Ann Kennedy McAlister	NEW OWNER	
(NAME)	(NAME)	**133-02-0-383.00**
205 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YELLOW BALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLBY CLARK AND ANN KENNEDY MCALISTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 31 on the Plan of Hinchey Petway's Plan of Lots, of record in Minute Book "I" Page 442, Chancery Court at Nashville, described as follows:

Beginning at a point in the southerly margin of Antioch Pike, said point being the point at which the property line between the Wright Jr. High School and this tract intersects the Antioch Pike, the same being the northern most westerly corner of said Wright Jr. High School property; thence southerly along the line between said properties, the same being the easterly line of said School Property, a distance of 213 feet, more or less, to a point; thence eastwardly and with the said School Property's northerly line, a distance of 362 feet, more or less, to appoint in the westerly line of the property conveyed to Lanius D. Neal, et ux, by deed of record in Book 2883, Page 605, Register's Office for said county; thence northwardly with Neal's easterly line, a distance of 213 feet, more or less, to a point in the southerly margin of Antioch Pike; thence westwardly with the southerly margin of Antioch Pike, a distance of 362 feet, more or less, to the point of beginning.

Also shown as
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Wright Subdivision of record in Plat Book 6050, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yellow Ball, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Pamela Beard, a married woman, Shirley Johnson, an unmarried woman, Brenda Walsh, an unmarried woman and Susan Howard, an unmarried woman, of record as Instrument Number 20230629-0049732, Register's Office for Davidson County, Tennessee, dated June 28, 2023 and recorded on June 29, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Minute Book I, Page 442, Chancery Court at Nashville, Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 65, Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement of record in Instrument Number 20240717-0053913, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants of record in Instrument Number 20241018-0081050, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Antioch Pike, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18 DAY OF FEBRUARY, 2025.

Yellow Ball LLC

BY:_____
Jeff Gaw
Member

BY:_____
Joseph M. Roberts, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of YELLOW BALL LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of February, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of YELLOW BALL LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of February, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 18th, 2025

Affiant Signature

02/18/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18th day of February, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY