THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 3 day of March, 2025.

Notary Public

My Commission Expires:

Karen Johnson
Batch # 1243880
03/06/2025 10 07 40 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

This instrument was prepared based upon information provided by the parties without the benefit of a title sear

20250306-0016851

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jackson Balla **Ashley Balla**	1104 Lenore Street	Owner	
3022 Azahar Ct.	Nashville, TN 37206		**094-01-0-154.00**
Carlsbad CA 92009			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Joseph Balla as Trustee of The Joseph Balla and Pamela Balla Joint Living Trust dated 04/05/2007** (Grantor), does hereby quitclaim, transfer and convey unto **Jackson Balla and Ashley Balla, husband and wife,** (Grantees), their successors and assigns, all of their rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the Southerly side of Lenore Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph A. Balla, Trustee; and Pamela Balla, Co-Trustee; of Joseph Balla and Pamela Balla Joint Living Trust by Warranty Deed from Andy L. French II and Daniel M. Buckley, married to each other of record in Instrument No. 20210428-0056582 Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on April 28, 2021.

Being the same property conveyed to Jackson Balla and Ashley Ramirez, both unmarried, and Joseph Balla as Trustee of The Joseph Balla and Pamela Balla Joint Living Trust dated 04/05/2007 by Quitclaim Deed from Joseph A. Balla, Trustee and Pamela Balla, Co-Trustee of Joseph Balla and Pamela Balla Joint Living Trust of record in Instrument No. 20210805-0105267 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 05, 2021.

Scrivener's Affidavit recorded in Instrument # 20250228-0015076 **correcting trust name.**

WITNESS my hand this the 28TH day of FEB, 2025.

The Joseph Balla and Pamela Balla Joint Living Trust dated 04/05/2007

Joseph A. Balla

Joseph Balla, Trustee

STATE OF Wisconsin)
COUNTY OF Fond du Lac)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Balla, Trustee of The Joseph Balla and Pamela Balla Joint Living Trust dated 04/05/2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee of The Joseph Balla and Pamela Balla Joint Living Trust dated 04/05/2007, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Fond du Lac, Wisconsin, this 28 day of February, 2025

Erin Mulder

NOTARY PUBLIC
My Commission Expires April 14 2025

ERIN MULDER NOTARY PUBLIC STATE OF WISCONSIN