

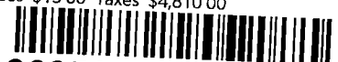
STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Sworn to and subscribed before me this 28th day of February, 2025.

Notary Public
My Commission Expires:_____

Karen Johnson
Batch # 1243880
03/06/2025 10 07 40 AM
Fees $13 00 Taxes $4,810 00



20250306-0016852

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jordan Gehrke	1104 Lenore Street	Owner	
1104 Lenore Street			094-01-0-154.00
Nashville, TN 37206	Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Jackson Balla and Ashley Balla f/k/a Ashley Ramirez, husband and wife, and,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Jordan Gehrke, unmarried,** (Grantee), their successors and assigns, 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 Bella 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.

Being the same property conveyed to Jackson Balla and Ashley Balla, husband and wife by Quitclaim Deed from Joseph Balla as Trustee of The Joseph Balla and Pamela Bella Joint Living Trust dated 04/05/2007 of record in Instrument No. 20250306-0016851 **Register's Office for Davidson County, Tennessee, dated February 28, 2025 and recorded on** 3-6-25.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20200220-0018907 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of February, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

Jackson Balla

Ashley Balla f/k/a Ashley Ramirez

STATE OF California)
COUNTY OF San Diego)

Personally appeared before me, Siavash Rezaei Rokhsari, Notary Public the undersigned, a Notary Public, in and for said State and County, **Jackson Balla and Ashley Balla f/k/a Ashley Ramirez, husband and wife, and,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at San Diego, California, this the 28th day of February, 2025.

NOTARY PUBLIC
My Commission Expires: 12/03/2028

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm Expires Dec 3, 2028