Karen Johnson Davidson County
Batch# 1276032 DEEDQC
05/21/2025 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250521-0039993

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Jeffrey R. Balser
3657 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map/Parcel Number:
104 09 0 280.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jeffrey Balser and Melinda S. Balser, husband and wife, (the "Grantor"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Jeffrey R. Balser (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Major Subdivision, Welch Property Subdivision of record in Plat at Instrument No. 20151014-0104355, 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 Jeffrey Balser and Melinda S. Balser, husband and wife, by deed from Mike Ford Custom Builders, LLC dated January 5, 2017, recorded at Instrument No. 20170106-0001723, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3657 Richland Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property entirely in the name of Jeffrey R. Balser and to dissolve the tenancy by the entirety interest of Jeffrey Balser and Melinda S. Balser, husband and wife, pursuant to T.C.A. §66-1-110.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 16 day of May, 2025.

Jeffrey Balser, Grantor

Melinda S. Balser, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Melinda S. Balser, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16 day of May, 2025.

Notary Public

My Commission Expires: 11/8/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey Balser, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

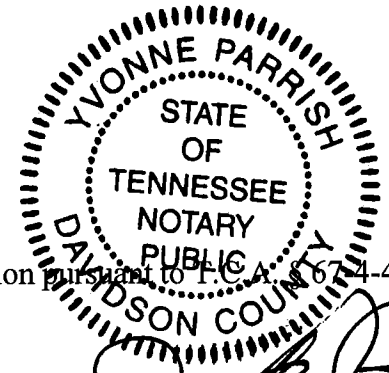
WITNESS my hand and seal at office in Nashville, Tennessee, this 16 day of May, 2025.

Notary Public

My Commission Expires: 11/8/2028

202505210039993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(1)(C)(i) – creation or dissolution of tenancy by entirety.

Jeffrey K. Balser, Affiant

Subscribed and sworn to before me this 16 day of May, 2025.

Notary Public

My Commission Expires: 11/8/2028

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 5-16-2025.

Carla L Lovell

Carla L. Lovell

5-20-2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20 day of May, 2025.

Erica L Martin

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE