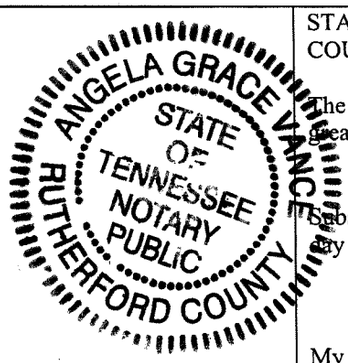
Karen Johnson Davidson County
Batch# 1285466 DEEDWARR
06/18/2025 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250618-0047777

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2025.

Notary Public

My commission expires: 12-2-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Brooke Farren	New Owner(s)	071-08-0-293.00
435 Edwin Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BALL INVESTING, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS BROOKE FARREN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 85 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 85 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to James M. Thompson and wife, Virginia E. Thompson by Warranty Deed from Ross Meadors and wife, Lula Meadors of record in Book 4312, page 110, Register's Office for Davidson County, Tennessee, dated February 20, 1969 and recorded on February 24, 1969 and Affidavit To Correct Warranty Deed of record in Instrument 20240723-0055391.

James M Thompson died on or about January 5, 1994, leaving Virginia E. Thompson the surviving tenant by the entirety. Virginia E Thompson died on or about January 18, 2024.

Affidavit of Heirship Regarding Virginia Elizabeth Thompson of record in Instrument 20240802 0058739, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ball Investing LLC, a Missouri limited liability company by Warranty Deed from Christy Michelle Cooper-Jones, Executrix of the Estate of Virginia Elizabeth Thompson (In the matter of Estate of Virginia Elizabeth Thompson of record in Instrument No. 20240916-0071449 Register's Office for Davidson County, Tennessee, dated August 26, 2024 and recorded on September 16, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 435 Edwin Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of June, 2025.

Ball Investing, LLC, a Missouri Limited Liability Company

By: _____
Isaiah Hunter Ball, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Isaiah Hunter Ball, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Ball Investing, LLC, a Missouri Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/12/25 (date of document).

Jennifer Russell
Affiant Signature

6/17/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of June 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

