Karen Johnson Davidson County
Batch# 1285654 DEEDQC
06/18/2025 10:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250618-0048026

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 17, 2025.

Notary Public

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/3/27

New Owner Address:
Joanne Church Ball and
Ian Schofield Ball, Co-Trustees
3730 Richland Ave
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
104 09 0 075.00

QUITCLAIM DEED

Joanne Church Ball and Ian Schofield Ball, Co-Trustees of The Ball Family Trust, dated May 4, 2017 ("Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Joanne Church Ball and Ian Schofield Ball, Co-Trustees of The Ball Family Trust T/U/A F/B/O Joanne Church Ball,** all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, 6/17, 2025.

Joanne Church Ball, Co-Trustee of The Ball Family Trust, dated May 4, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joanne Church Ball, Co-Trustee of The Ball Family Trust, dated May 4, 2017**, 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 as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, June 17, 2025.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand on this day, 6/17, 2025.

Ian Schofield Ball, Co-Trustee of The Ball Family Trust, dated May 4, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ian Schofield Ball, Co-Trustee of The Ball Family Trust, dated May 4, 2017**, 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, June 17, 2025.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELLM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 187 of Block 8, on the Plan of Richland Realty Company's Division "A", as shown on Plat, of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 187 fronts 50 feet on the northerly margin of Richland Avenue and extends back, 192.5 feet, more or less, on the easterly line and 192.5 feet, more or less, on the westerly line, being the easterly margin of Christopher Street, to an alley in the rear, measuring 50 feet, thereon.

Being the same property conveyed to Clifford Anthony Ball and wife, Joanne Church Ball from Clifford A. Ball by quitclaim deed of record in Instrument No. 20170508-0045693, Register's Office for Davidson County, Tennessee. Being the same property further conveyed from Clifford Anthony Ball and wife, Joanne Church Ball to Clifford Anthony Ball and Joanne Church Ball, Co-Trustees of The Ball Family Trust, dated May 4, 2017 by quitclaim deed of record in Instrument No. 20170508-0045694, Register's Office for Davidson County, Tennessee. Clifford Anthony Ball having died on February 11, 2025, and Joanne Church Ball and Ian Schofield Ball being successor Co-Trustees of The Ball Family Trust, dated May 4, 2017.

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

This is property commonly known as 3730 Richland Avenue, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 June 17, 2025.

Affiant Signature

Date: June 18, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of June, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026