WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289105 DEEDWARR
06/24/2025 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250624-0049483

File #25-TC-0198-C

(SEAL)

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 7-1-25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paxton Song and Eunsun Song	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
11313 Cottage View Court	**MAC X9999-01H; 2701 Wells Fargo Way**	**075 05 0 019.00**
(ADDRESS)	(ADDRESS)	
Jeffersontown, KY 40299	**Minneapolis, MN 55467-8000**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PAUL BALLARD, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PAXTON SONG AND EUNSUN SONG, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 631, in the plan of SECTION SIX, HERMITAGE HILLS, according to plat and survey appearing of record in Plat Book 3300, Page 10, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Paul Ballard, unmarried man, by Warranty Deed from Larry D. Horst and Barbara J. Horst, husband and wife, of record in Instrument No. 20161206-0128120, in the Register's Office of Davidson County, Tennessee, dated November 29, 2016 and recorded on December 06, 2016.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, HERMITAGE HILLS, as recorded in Plat Book 3300, Page(s) 10.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3253, Page 261.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **PAUL BALLARD**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___**202506240049481**___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 198 Bonnafield Drive, Hermitage, TN 37076.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th day of June, 2025.

Paul Ballard By Loy Carney, Attorney In Fact

Paul Ballard by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **PAUL BALLARD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **PAUL BALLARD**.

Witness my hand and official seal this **20th** day of **June, 2025**.

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of June, 2025.

Affiant Signature
Date 6-20-25

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026