Name and Address of New Owner
Don Denning, Radley Hendrixson, and Scott Garrett
3090 Westowne Circle
Cookeville, TN 38501

Send Tax Bills To
Don Denning, Radley Hendrixson, and Scott Garrett
3090 Westowne Circle
Cookeville, TN 38501

This Instrument Prepared By
William D. Birdwell, Attorney at Law
457 East Broad Street
Cookeville, TN 38501

Karen Johnson Davidson County
Batch # 1290740 DEEDWARR
06/27/2025 09 41 21 AM 3 pgs
Fees $18 00 Taxes $1,757 50
20250627-0050735

Map & Parcel No 053 08 0A 007 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Balka and wife, Lorrie Balka**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Don Denning, Radley Hendrixson, and Scott Garrett,** "the Grantees," the following described real estate in Davidson County, Tennessee.

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No 2127 on the Plan of Condominium Plat of PHASE ONE, LAKESHORE POINTE CONDOMINIUMS, of record in Plat Book 9700, Page 704, and Master Deed for LAKESHORE POINTE CONDOMINIUMS of record in Book 11053, Page 690, as Amended in Instrument No. 20121005-0091619, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

The previous and last conveyance being to Michael Balka and wife, Lorrie Balka, by Special Warranty Deed from Radley Hendrixson and J. Dale Harmon, of record in Instrument No. 20160527-0053675, in the Register's Office of Davidson County, Tennessee, dated May 26, 2016, and recorded on May 27, 2016.

Subject to the following.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, LAKESHORE POINTE CONDOMINIUMS, as recorded in Plat Book 9700, Page(s) 704

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DABBS & ELLIOT SUBDIVISION, as recorded in Plat Book 547, Page 127
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LAKESHORE POINTE CONDOMINIUMS of record in Book 11053, Page 690, as Amended in Instrument No 20121005-0091619; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon
Charter for Lakeshore Pointe Condominiums Homeowners' Association, Inc., recorded as Book 11053, Page 747

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of JUNE, 2025.

Michael Balka (SEAL)

Lorrie Balka (SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JO ANN ATWOOD DAVIDSON COUNTY MY COMMISSION EXPIRES NOV. 8, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of JUNE, 2025, before me personally appeared **Michael Balka and Lorrie Balka** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 16th day of JUNE, 2025.

Jo Ann Atwood

Notary Signature
My commission expires:

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$475,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of JUNE, 2025.

Jo Ann Atwood

Notary Signature
My commission expires:

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2027