8455

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$905,215.00.**

Samuel Moreno Ballesteros Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2025

Notary Public

Commission Expires: _____

(Affix Seal)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Karen Johnson Davidson County
Batch# 1303123 DEEDWARR
07/29/2025 08:14:30 AM 2 pgs
Fees: $13.00 Taxes: $3,349.30
20250729-0059611

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Moreno Ballesteros Jr.	NEW OWNER	**172-09-0C-016.00CO**
(NAME)	(NAME)	
5208 Colleton Way Brentwood, Tn 37027		
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL MORENO BALLESTEROS, JR. AND CHERYL L. BALLESTEROS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 16 on the Final Subdivision Plat Sycamore Estates of record in Plat of record in Instrument No. 20241119-0089665, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to BEAZER HOMES, LLC, a Delaware limited liability company by Warranty Deed from SUSAN B. CAMPBELL and husband, D. BRUCE CAMPBELL, of record in Instrument No. 20220729-0086642, recorded July 29, 2022, and by Quitclaim Deed from SUSAN B. CAMPBELL and husband, D. BRUCE CAMPBELL, of record in Instrument No. 20220729-0086641, recorded July 29, 2022, Register's Office Davidson County, Tennessee.

Being part of the same property conveyed to BEAZER HOMES, LLC, a Delaware limited liability company by Warranty Deed from REBA B. KIMBRO, surviving tenant by the entirety of William L. Kimbro, III, deceased, of record in Instrument No. 20220729-0086634, recorded July 29, 2022, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **1068 Sycamore Estates, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This is investment property and not the primary residence of the Grantees

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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.

Beazer Homes, LLC, a Delaware limited liability company

Nicholas Kolts

Nicholas Kolts
Director, Division FP & A - Nashville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Nicholas Kolts, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Director, Division FP & A - Nashville, of Beazer Homes, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he/she as such Director, Division FP & A - Nashville, being authorized to do so pursuant to Resolution No. BHLLC 2025-01 executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Nicholas Kolts as such Director, Division FP & A - Nashville.

Witness our hands this July 25, 2025.

SHANNON BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 5, 2027

NOTARY PUBLIC

My Commission Expires: _____

Certificate of Authenticity

I, Anthony N. Greco, 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 the 25th day of July, 2025.

Anthony N. Greco, Affiant — 07/25/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 25th day of July, 2025.

Commission Expires: July 17, 2027

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

Notary Public

202507290059611