Karen Johnson Davidson County
Batch# 1317915 DEEDWARR
09/03/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250903-0070415

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$380,000.00**. **Affiant** Subscribed and sworn to before me, this **27th day of August, 2025**. **Notary Public** **My commission expires:** 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ball Investing LLC **1952 Belle Arbor Dr.** **Nashville, TN 37207**	NEW OWNER	**128 02 0 005.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joseph Chance Govar, unmarried**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Ball Investing LLC, a Missouri Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of THOUSAND OAKS ESTATES, of record in Plat Book 3700, Pages 82 & 83, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joseph Chance Govar, unmarried , by Warranty Deed from Ernest F. Aud, Sr, widow, and Ernest F. Aud, Jr., married, as joint tenants with rights of survivorship, of record in Instrument No. 20110215-0013046, in the Register's Office of Davidson County, Tennessee, dated February 11, 2011 and recorded on February 15, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **317 Forrest Valley Drive, Nashville, TN 37209**.

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 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 in 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 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 25th day of August, 2025.

Joseph Chance Govar

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of August, 2025, before me personally appeared Joseph Chance Govar, 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 25th day of August, 2025.

Notary Signature
My commission expires: 6.29.27

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202509030070415

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 27. 2025.

Affiant Signature

3rd day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028