Karen Johnson Davidson County
Batch# 1322981 DEEDWARR
09/16/2025 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20250916-0074027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2025.

Notary Public

My commission expires: 3-23-27

(Notary Stamp)

Gregory D. Wagner
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christ Mung Pi and Nu Lian	United Wholesale Mtg. LLC	**033-00-0-229.00**
1285 Lowes Lane	585 South Blvd E	
Goodlettsville, TN 37072	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark Ballou, a single man and Phillip Ballou, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christ Mung Pi, a married man, and Nu Lian, a single woman, as tenants in common

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, of the Subdivision of the Gayle G. Ballou Property, of record in Plat Book 8250, Page 194, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being a part of the same property conveyed to Gayle G. Ballou and wife, Elaine E. Ballou in Book 3869, Page 876, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark Ballou, a single man and Phillip Ballou, a single man by Quitclaim Deed from Elaine Ballou, a widow, wherein retaining a life estate, dated January 22, 2021 and recorded January 28, 2021 in Instrument No. 20210128-0012898 and Deed of Correction in Instrument No. 20210625-0086710, said Register's Office.

This is improved property known as **1285 Lowes Lane, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9 day of September, 2025.

Mark Ballou

STATE OF FL
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mark Ballou, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9 day of September, 2025.

Notary Public Valerie Dalilah Ruiz
My Commission Expires: August 6, 2028

Lenders Title Company File No. 25-001155-626

VALERIE DALILAH RUIZ
Notary Public - State of Florida
Commission # HH 514073
My Comm. Expires Aug 6, 2028
Bonded through National Notary Assn.

SIGNED IN COUNTER PARTS

SP 11/2015

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4 day of September, 2025.

Phillip Ballou

STATE OF Georgia
COUNTY OF Coweta

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Phillip Ballou, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of September, 2025.

Notary Public
My Commission Expires: December 12, 2026

Lenders Title Company File No. 25-001155-626

RUTH E SCOTT
Notary Public, Georgia
Fayette County
My Commission Expires
December 12, 2026

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/9/2025 (date of document).

Affiant Signature

9/16/2025
Date

State of Tennessee
County of Sumner

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

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County