This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Karen Johnson Davidson County
Batch# 1330997 DEEDWARR
10/07/2025 08:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,905.50
20251007-0079791

Return to:
Gardner Title & Escrow
4235 Hillsboro Pike, 300
Nashville, TN 37215

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Cameron Reese	**Same as New Owner**	042 12 0 040.00
502 Charles Drive		
Madison, TN 37115		

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Five Hundred Fifteen Thousand and 00/100 Dollars ($515,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ANNE BALLARD, an unmarried woman, hereinafter referred to as "Grantor", whose mailing address is: 7809 Aslan Ct Nashville, TN 37221, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto CAMERON REESE, an unmarried woman, in fee simple, hereinafter referred to as "Grantee",whose mailing address is 502 Charles Drive, Madison, TN 37115, her heirs and assigns forever,the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 and part of Lot No. 21 on the Map of the W. W. GRAY Subdivision, as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the Northerly side of Melrose Avenue and runs back between parallel lines, 150 feet to a dead line, measuring 100 feet thereon.

Said part of Lot No. 21 is described as follows: Beginning at a point in the Northerly margin of Melrose Avenue (now Charles Drive), at the corner of Lots 21 and 22; thence with the line between said lots, Northwardly 150 feet to a point, being the common rear corner of Lots 21 and 22; thence Southeastwardly diagonally across Lot No. 21, 181 feet, more or less to a point, said point being the Southeast corner of said Lot No. 21; and said point being the Northerly margin of Melrose Avenue; thence Westwardly with the margin of the same, 100 feet to the beginning, said part of said lot being triangular in shape.

Tax ID No.: 042 12 0 040.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 0220711-0079527 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 502 Charles Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of October, 2025.

Anne Ballard
ANNE BALLARD

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANNE BALLARD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 31 day of October, 2025.

Lawrence Taylor
Notary Public
My Commission expires: 03/06/2029

LAWRENCE TAYLOR, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 2 day of October, 2025.

Notary Public
My Commission expires:

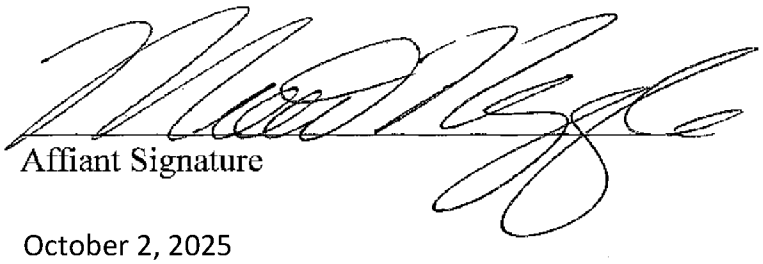
KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 October 2, 2025.



Affiant Signature

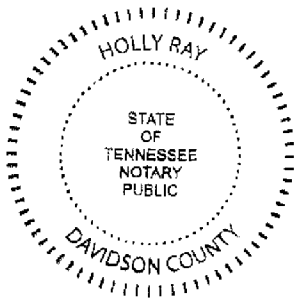
October 2, 2025

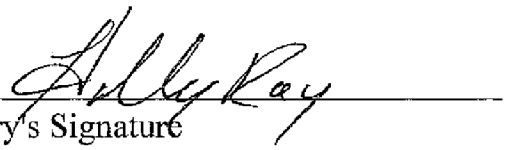
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of October, 2025.





Notary's Signature

My Commission Expires: 03/09/27