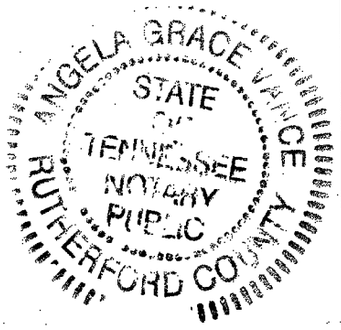
Karen Johnson Davidson County
Batch# 1336375 DEEDWARR
10/21/2025 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20251021-0083832



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Subscribed and sworn to before me, this 16 day of October, 2025.

Notary Public
My commission expires:
12-2-28

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 811 Westchester Drive Trust	**New Owner**	**04209009500**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Carol F Ballard , unmarried and Wilma B Sullivan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 811 Westchester Drive Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 41, Plan of Kemper Heights, Section Two, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Carol F Ballard and Wilma B Sullivan, both unmarried, by Quitclaim Deed from Carol F Ballard, unmarried, dated October 26, 2001, of record in Instrument No. 20011101-0119631, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carol F Ballard, an unmarried person, by Warranty Deed from Olen L Allen and wife, Betty J Allen, dated October 31, 1997, of record in Book 10675, Page 310, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 811 Westchester Dr, Madison, TN 37115.

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.

Carol F. Ballard Date: 10/16/25
Carol F Ballard

Wilma B. Sullivan Date: 10/16/25
Wilma B Sullivan

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Carol F Ballard and Wilma B Sullivan, the within named Grantor(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.

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

NOTARY PUBLIC

My Commission Expires: 12-2-28

Certificate of Authenticity

I, Katie Smith, 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 10/16/25.

Date

Affiant Signature

10/16/25

Date

State of TN

County of Rutherford

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

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

