This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Rodney Ballard Affiant Sworn to and subscribed before me this 3rd day of November, 2025. Notary Public My Commission Expires: 11/22/26 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

KATHERINE LYNN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of November, 2025, among:

RODNEY BALLARD, A SINGLE MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RODNEY BALLARD, TRUSTEE OF THE RODNEY BALLARD LIVING TRUST DATED NOVEMBER 3, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 328 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney Ballard, a single man, by Warranty Deed from Eleazar D. Fariscal and Daniela Fariscal F/K/A Daniela Martinez, husband and wife, dated February 21, 2018, and recorded February 23, 2018, at Instrument No. 20180223-0017291, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 7036 Oak Brook Terrace, Brentwood, TN 37027.

Karen Johnson Davidson County
Batch# 1341932 DEEDQC
11/04/2025 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251104-0087815

THIS DEED has been prepared solely upon information furnished by **Rodney Ballard.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Rodney Ballard
RODNEY BALLARD

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Rodney Ballard**, the within named 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.

Witness my hand and official seal this 3rd day of November, 2025.

Katie Vaughn, Notary Public
My Commission Expires: 04/20/2026

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Rodney Ballard, Trustee
Rodney Ballard Living Trust dated November 3, 2025
7036 Oak Brook Terrace
Brentwood, TN 37027.

Responsible Party For Taxes:

Rodney Ballard, Trustee
Rodney Ballard Living Trust dated November 3, 2025
7036 Oak Brook Terrace
Brentwood, TN 37027.

Tax Map and Parcel: 181-10-0A-118.00-CO

Certificate of Authenticity

I, Trent Linville, 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 11/3/2025.

Date

Affiant Signature

11/3/2025

Date

State of Tennessee

County of Maury

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

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY