Karen Johnson Davidson County
Batch# 1343143 DEEDWARR
11/10/2025 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20251110-0089184

WARRANTY DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teresa Anne Ballard	Teresa Anne Ballard	053-03-0-346.00
(NAME)	(NAME)	
1405 Hadley Avenue	1405 Hadley Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Rebecca M. Cole, a married woman hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Teresa Anne Ballard and Rebecca M. Cole, a married couple, hereinafter called the GRANTEE(S), his/her/their 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. 239 on the plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 239 fronts 68 feet on the easterly side of Hadley Avenue and runs back between parallel lines, 166.9 feet to a dead line.
Being the same property conveyed to Harold R. Stafford and wife, Rebecca C. Stafford by Deed from Charles M. Burns and wife, Jane E. Burns, dated 06/17/1993, of record in Book 8987, Page 705, Register's Office for Davidson County, Tennessee.

The said Harold R. Stafford died on 09/01/1999, leaving the said Rebecca C. Stafford the sole surviving tenant by the entirety.

Being the same property conveyed to Norma L. Branch, a Sixty-Five (65%) Percent undivided interest and to Rebecca M. Cole a Thirty-Five (35%) Percent undivided interest, as tenants in common with right of survivorship by Warranty Deed from Rebecca C. Stafford, unmarried, dated 09/30/2002, of record in Instrument No. 20021008-0123053, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca M. Cole, unmarried by Quitclaim Deed from Norma L. Branch, unmarried, dated 04/06/2016, of record in Instrument No. 20160415-0036518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1405 Hadley Avenue, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of November, 2025.

Rebecca M. Cole

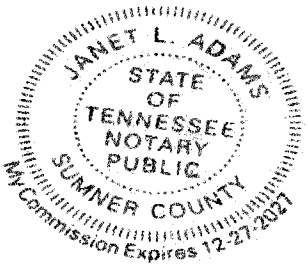
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca M. Cole, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of November, 2025.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 11/5/2025.

Jennifer A Hoffman

AFFIANT

DATE: 11/6/2025

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 6th day of November, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027