Karen Johnson
Batch # 1352822
12/02/2025 12 11 58 PM
Fees $13 00 Taxes $1,428 20

Davidson County
DEEDWARR
2 pgs

20251202-0095439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$386,000.00** (Three Hundred Eighty-Six Thousand)

AFFIANT

Subscribed to and sworn before me this 1st day of December, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Phillip Brent Thomas 251 Lauderdale Road Nashville, TN 37205	**SAME AS NEW OWNER**	155016000100

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **ROBERT P. BALLINGER AND SPOUSE, DANA D. BALLINGER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PHILLIP BRENT THOMAS, A MARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT

Being a 1.9 acre tract of land designed as "For Future Development" on the Plan of Pasquo Park, Section One, of record in Book 3600, page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert P. Ballinger and spouse, Dana D. Ballinger by deed from A.W. Chaffin, P.M. Chaffin, Jr., G.S. Chaffin, Joan Daugherty, Mary E. Ramsey, R. J. Chaffin and spouses, Edna L. Chaffin, Jean Chaffin, Lucille Chaffin, Mary Ann Chaffin and J. A. Chaffin, of record in Instrument No. 20040916-0111719, dated August 17, 2004 and recorded September 16, 2004.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	( ) IMPROVED (**X**) UNIMPROVED	Property known as **0 HIGHWAY 100** **NASHVILLE, TN 37221**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS, this 1st day of December, 2025

Robert P. Ballinger

Dana D. Ballinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of December, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert P. Ballinger and spouse, Dana D. Ballinger** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of December, 2025.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY