RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1355766 DEEDWARR
12/09/2025 10 55 10 AM 2 pgs
Fees $13 00 Taxes $5,550 00

20251209-0097835

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/21/2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Mara E Thompson and Daniel Lindsey Thompson	NEW OWNER	117 13 0B 153.00
(NAME)	(NAME)	
915 Bowring Park	915 Bowring Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Terry Lynn Ballard and Linda Dolores Ballard, Trustees of the Ballard Family Revocable Living Trust Agreement dated October 3, 2024**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Daniel Lindsey Thompson and Mara E. Thompson, husband and wife**, 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

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Lot No 1017 on the Plan of ABBOTTSFORD, PHASE 2, A Planned Unit Development, of record in Instrument No 20010502-0044874, revised in Instrument No 20020305-0027572, corrected in Instrument No 20020828-0104512, Register's Office for said County, to which Plan reference is made for a more complete description

Being the same property conveyed to Terry Lynn Ballard and Linda Dolores Ballard, Co-Trustees, Ballard Family Revocable Living Trust Agreement dated October 3, 2024, by Quitclaim Deed from Terry Ballard and Linda Ballard, husband and wife, of record in Instrument No 20241004-0077087, in the Register's Office of Davidson County, Tennessee, dated October 03, 2024 and recorded on October 04, 2024

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBOTTSFORD, PHASE 2, A PLANNED UNIT DEVELOPMENT, REVISION 1, PLAT OF CORRECTION, as recorded in Instrument No 20020305-0027572; as corrected in Instrument No 20020828-0104512, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbottsford, Phase 2, A Planned Unit Development, as recorded in Instrument No 20010502-0044874, Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303 and Book 8106, Page 1, as amended in Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument No. 20010330-0030930 and Supplemented in Instrument No 20010502-0045152 and re-recorded in Instrument No 20010514-0049648 and being further amended in Instrument Nos 20131218-0127945;

20131218-0127946, 20131218-0127949, 20150511-0042928, 20160523-0051264, 20160523-0051265 and 20160523-0051266, Parking Rules recorded in Instrument No. 20140307-0019563, Leasing Rules recorded in Instrument No. 20140408-0029142, Covenants, Conditions and Restrictions as set forth in Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177; as amended in Book 6530, Page 242, Storm Water Detention Agreement as set forth in instrument recorded in Book 6555, Page 328 and Instrument No 20010425-0040838, Charter for Abbottsford Homeowners Association, Inc. recorded in Book 6548, Page 213, Common Open Space Deed recorded in Instrument No. 20041214-0148658

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 915 Bowring Park, Nashville, TN 37215
(House No) (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 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 is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our successors 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

Effective the 3rd day of December, 2025

Ballard Family Revocable Living Trust Agreement dated October 3, 2024

BY Terry Lynn Ballard
Terry Lynn Ballard, Trustee

BY Linda Dolores Ballard
Linda Dolores Ballard, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Terry Lynn Ballard and Linda Dolores Ballard, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposees therein contained, and who further acknowledged that they are the Trustees of the Ballard Family Revocable Living Tust Agreement dated October 3, 2024, and is authorized by the trust document to exeucte this instrument on its behalf

Witness my hand and seal, at office, this 3rd day of December, 2025

Kimberly D Hicks
Notary Public

Printed Name the undersigned

My Commission Expires: 1-21-26

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064