Karen Johnson
Batch # 1361334
12/23/2025 03:28:53 PM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARR
2 pgs

20251223-0102271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nikki Jo Ballentine and Nakisha Diyon German | ~~New Owner~~ UNION HOME MORTGAGE CORP. | 116-08-0S-506-00 |
| (NAME) 506 Windsor Park Lane | (NAME) 8241 DOW CIRCLE WEST | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) STRONGSVILLE, OH 44136 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE,

**DAWN IACOBUCCI,**

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

**NIKKI JO BALLENTINE, AND NAKISHA DIYON GERMAN,** ~~tenants~~ in common with RIGHTS OF SURVIVORSHIP

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:

Lot 1, Unit 506 on the plat entitled Revision of the Resubdivision of lots 113 and 114 Kenner Manor of record in Instrument No. 20060215-0018297, Register's Office for Davidson County, Tennessee, more specifically described as Unit 506 on Exhibit D to the Declaration of Covenants, Conditions and Restrictions for Windsor Park, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061204-0149590, Exhibit C & D of Instrument No. 20061204-0149590, Exhibit A of Instrument No. 20090910-0084844, Exhibit A of Instrument No. 20101210-0098552, and Exhibit A of Instrument No. 20070611-0070042, Register's Office for Davidson County, Tennessee, to which Plan and Declaration reference is hereby made for a more complete legal description.

Being the same property conveyed to Dawn Iacobucci by Deed dated June 27, 2007 from Windsor Park LLC, a Tennessee limited liability company, recorded July 13, 2007, in Instrument Number 20070713-0083885, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #22713

This *Improved* property is commonly known as: 506 Windsor Park Lane, Nashville, TN 37205

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 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

Witness my/our hand(s) this 18 day of December, 2025

Dawn Iacobucci

STATE OF IL
COUNTY OF Kane

On this 22nd day of December, 2025, before me personally appeared Dawn Iacobucci, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of December, 2025.

Notary Signature
My commission expires:

OFFICIAL SEAL
ALISON MARGARET WALKINGTON
Notary Public, State of Illinois
Commission No. 997880
My Commission Expires October 02, 2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-25-506

LT&E File #22713