Karen Johnson Davidson County
Batch# 1365282 DEEDWARR
01/05/2026 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260105-0000532

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 2 day of January, 2026.

Notary Public

My commission expires: 9·16·2029

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Natalie De La Torre **Gabriel De La Torre**		**173090A51700CO**
9008 Rigden Mill Dr		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Omar F Ball, Jr., single man

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

Natalie De La Torre and Gabriel De La Torre, wife and husband

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:

Land in Davidson County, Tennessee, being Lot Number 444 on the Plan of Phase Seven, Lenox Village, of record in Instrument Number 20051028-0130418, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Omar F Ball, Jr, a single man, by Warranty Deed from Frederick Brent Leatherwood, a married man, dated July 28, 2016, of record in Instrument No. 20160802-0079357, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Agreements of record in Book 7361, Page 230, Instrument No. 20020408-0042676, & Instrument No. 20041229-0154223, said Register's Office.

Easements of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, & Instrument No. 20130916-0097049, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 9008 Rigden Mill Dr, Nashville, TN 37211.

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 in 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.

Omar F Ball, Jr Date: 1/2/26

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Omar F Ball, Jr, the within named Grantor(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, at office, this 2nd day of January 2026.

NOTARY PUBLIC

My Commission Expires: 5/6/29

MARK B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/06/2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 2, 2026.

J. Carlton Drumwright

January 2, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 2, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY