WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1369133 DEEDWARR
01/12/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260112-0002758

File #25-JJ-2734-BH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$475,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Gary D. Ballard, II and Jamie A. Ballard	SWBC Mortgage Corp.	
(NAME)	(NAME)	
2734 Lakeland Dr	9311 San Pedro #100	**096-09-0D-009-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(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 consideration, the receipt of which is hereby acknowledged,

BENJAMIN JASEK, A SINGLE MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

GARY D. BALLARD, II, AND JAMIE A. BALLARD, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 9, on the Horizontal Property Regime for the Plan of Lakeland Pointe, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160607-0057085, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Benjamin Jasek, a single man, by Warranty Deed from Gary Kmieciak and wife Mari Kmieciak, and Nicole Kmieciak, a married woman, of record in Instrument No. 20231114-0088747, in the Register's Office of Davidson County, Tennessee, dated October 30, 2023 and recorded on November 14, 2023. Also see Scrivener's Affidavit recorded in Instrument No. 20240122-0003456, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO MARTINWOOD HEIGHTS, as recorded in Instrument No. 20140715-0062527.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160607-0057085.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151211-0124987.
* Easement for Public Street Right-of-Way, recorded in Instrument No. 20160322-0027225.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20160323-0027352.
* Easement(s) of record in Book 1174, page 366, said Register's Office.
* Easement(s) as set out in the Warranty Deed of record in Book 4282, page 26, said Register's Office.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5148, page 158, said Register's Office.
* Agreement for Dedication of Easement and/or Public Street Right-of-Way of record as Instrument No. 20160322-0027225, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **2734 Lakeland Dr, Nashville, TN 37214**.

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. 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 the **7th** day of **January, 2026**.

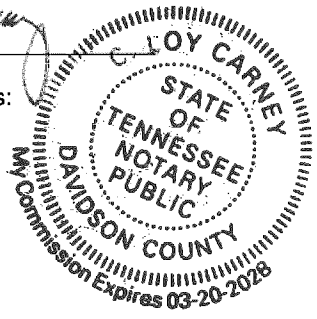
Benjamin Jasek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2026, before me personally appeared Benjamin Jasek, 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 8th day of January, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Celia Stewart Rouse, 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 1/8/26.

Celia Stewart Rouse

Affiant Signature

1/8/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of January, 2026.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY