Karen Johnson
Batch # 1369444
01/13/2026 12:50:38 PM
Fees: $13.00 Taxes: $1,184.00
Davidson County
DEEDWARR
2 pgs
20260113-0003160

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0563

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blake D. Ruby and Kayla R. Ruby	Churchill Mortgage Corporation	Map: 05316010800
(NAME) 104 Karen Wayne Dr.	(NAME) 1749 Mallory Lane, Ste. 100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOROTHY LOUISE FLEMING BALLENGER, TRUSTEE OF THE DOROTHY LOUISE FLEMING BALLENGER REVOCABLE LIVING TRUST U/A/D APRIL 2, 2025,

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

KAYLA RUBY AND BLAKE RUBY, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the former city of Lakewood in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lakewood Heights Addition No. 1, as of record in Book 3842, page 37, Register's Office for said County.

Said Lot No. 6 fronts 86.0 feet on the Easterly margin of Karen Wayne Drive and runs back between parallel lines measuring 159.1 feet on the Southerly line and 163.6 feet on the Northerly line to a line in the rear measuring 71.8 feet thereon.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-25-1044

Being the same property conveyed to The Dorothy Louise Fleming Ballenger, Revocable Living Trust U/A/D April 2, 2025, Dorothy Louise Fleming Ballenger, Trustee, by Quitclaim Deed from Dorothy F. Ballenger, unmarried, of record in Instrument No. 20250403-0025308, dated April 2, 2025, Register's Office for said County. See also Certification of Trust of record in Instrument No. 20250403-0025309 and Deed of record in Book 5801, Page 859, and Book 4835, Page 391, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 37, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 104 Karen Wayne Dr., Old Hickory, TN 37138
(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 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 our hands this 8th day of January, 2026.

The Dorothy Louise Fleming Ballenger Revocable Living Trust U/A/D April 2, 2025

BY: Dorothy Louise Fleming Ballenger
Dorothy Louise Fleming Ballenger, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dorothy Louise Fleming Ballenger, Trustee of The Dorothy Louise Fleming Ballenger Revocable Living Trust U/A/D April 2, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee of The Dorothy Louise Fleming Ballenger Revocable Living Trust U/A/D April 2, 2025, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2026.

My commission expires: 1/15/29

Notary Public

