Name and Address of New Owner:
Nathan Ball and Tracie Ball
107 Glenhaven Ct
Lebanon, TN 37087

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1371102 DEEDWARR
01/20/2026 11:53:34 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20260120-0004376

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 093-13-0B-435-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ewing Sellers and Kathy Sellers, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Ball and Tracie Ball, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 435 of Velocity Residential Condominium (the "Unit") and as established by the Master Deed Establishing Velocity Residential Condominium, of record in Instrument No. 20081230-0123572, as amended by First Amendment to Master Deed, of record in Instrument No. 20090710-0064468, in the Register's Office for Davidson County, Tennessee, to which Master Deed, as amended, specific reference is hereby made for a more particular description of said Unit. The Velocity Residential Condominium constitutes a Residential Unit in the Velocity Master Condominium, as established by the Master Deed Establishing the Velocity Master Condominium, of record in Instrument No. 20081230-0123571, said Register's Office. The Velocity Master Condominium constitutes Unit No. 3 of the Gulch Land Condominium, as established by the Master Deed Establishing Gulch Land Condominium, of record in Instrument No. 20071018-0123668, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit "E" of the Master Deed Establishing Velocity Residential Condominium. Reference is hereby made to the plat of Velocity Residential Condominium, of record as Exhibit "D" of the Master Deed Establishing Velocity Residential Condominium, for a more complete identification and description of said Unit.

Being the same property conveyed to EWING SELLERS and KATHY SELLERS, husband and wife by Quitclaim Deed from Rachel M. Sellers, a single person, dated December 28, 2015, and of record in Instrument No. 20151229-0130427, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known at: 320 11th Avenue S, Unit 435, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2026.

_____(SEAL)
Ewing Sellers

_____(SEAL)
Kathy Sellers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2026, before me personally appeared Ewing Sellers and Kathy Sellers, 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 16th day of January, 2026.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

_____
Notary Signature
My commission expires: 3/22/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Sworn to and subscribed before me this 16th day of January, 2026.

_____
Notary Signature
My commission expires: 3/6/27

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY