QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1374822 DEEDQC
02/02/2026 04:21:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260202-0007138

KENNEDY KRIEG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance.0/
Subscribed and sworn to before me on this 21 day of January 2026

Grantor

Notary Public
My Commission Expires: 10-4-2027

NEW OWNERS:
Mindy Ann Van Tassel and
Chip Ballard
140 Cross Timbers Dr.
Nashville, TN 37221

SEND TAX BILLS TO:
Mindy Ann Van Tassel and
Chip Ballard
140 Cross Timbers Dr.
Nashville, TN 37221

MAP-PARCEL NUMBERS
142-02-0-074.00

Be it known by all that, Mindy Ann Van Tassel and Michael Van Tassel ("Grantors"), do hereby transfer and convey unto Mindy Ann Van Tassel and Chip Ballard ("Grantees"), their twenty percent (20%) undivided interest, to be held as Tenants in Common, in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 131 on the Plan of Cross Timbers, Section III, as of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee described as follows:

Said lot number 131 front 91.3 feet on the easterly side of Cross Timbers Drive and runs back between line 193.6 feet on the South and 157.6 feet on the North to a dead line in the rear on which it measure 103.50 feet.

Being the same property with a twenty percent (20%) undivided interest conveyed to Mindy Ann Van Tassel and Michael Van Tassel, by Quit Claim Deed from Earl F. Ballard, instrument number 20091229-0117925, Office of the Register for Davidson County, Tennessee.

Being the same property with an eight (80%) interest conveyed to Mindy Ann Van Tassel and Chip Ballard by Quit Claim Deed from The Estate of Earl F. Ballard, Sr., instrument number 20251215-0099339, Office of the Register for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4242, page 758, Register's Office for Davidson County, Tennessee; owner's certificate, a 2.5 x 25 anchor easement on the southerly front corner, a 10 foot public utility and drainage easement along the rear line of said lot, and a 40 foot minimum setback line from Cross timbers Drive as shown on plan of record in Book 4175, Page 21, said Register's Office.

This is improved property known as 142 Cross Timbers Dr., Nashville, Davidson County, Tennessee 37221.

This Quitclaim Deed to a twenty percent (20%) interest in the above described property is given with ownership of the remaining eighty percent (80%) interest in the above referenced property being reserved by Mindy Ann Van Tassel and Chip Ballard.

WITNESS OUR HANDS on this the 21 day of January, 2026.

MINDY ANN VAN TASSEL

MICHAEL VAN TASSEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MINDY ANN VAN TASSEL and MICHAEL VAN TASSELL, with each of whom I am personally acquainted, and who each acknowledged that they executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 21 day of January, 2026.

NOTARY PUBLIC
My Commission Expires: 10-4-2027

Document Prepared By:
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KENNEDY KRIEG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027