Recordation Requested By/Return to:
TITLEMAX
88 SILVA LANE
MIDDLETOWN, RI 02842
File No. BKC-R-431007

Karen Johnson Davidson County
Batch# 1382383 DEEDQC
02/18/2026 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012685

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
LISA BARBA AND JOSEPH BARBA, ROGER AND MARY BALLENGER	LISA BARBA AND JOSEPH BARBA ROGER AND MARY BALLENGER	105-10-0-154-00
2038 ELLIOTT AVENUE NASHVILLE, TN 37204-2005	2038 ELLIOTT AVENUE NASHVILLE, TN 37204-2005	

Executed this 9 day of February 20 26

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **LISA BARBA AND JOSEPH BARBA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **LISA BARBA AND JOSEPH BARBA, WIFE AND HUSBAND , ROGER AND MARY BALLENGER A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6, ON THE PLAN OF DOUGLAS PLACE, OF RECORD IN BOOK 332, PAGE 130, AND BOOK 332, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

PARCEL ID: 105-10-0-154-00

THIS BEING THE SAME PROPERTY CONVEYED TO LISA BARBA AND JOSEPH BARBA, WIFE AND HUSBAND FROM CONRAD B. COX AND REBECCA R. COX, HUSBAND AND WIFE, IN A DEED DATED MAY 30, 2024, RECORDED JUNE 03, 2024, IN INSTRUMENT NO. 20240603-0040874.

Property known as, 2038 ELLIOTT AVENUE, NASHVILLE, TN 37204
This instrument was prepared without the benefit of a title examination.

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 hand this 9 day of February, 20 26.

Lisa Barba
LISA BARBA

Joseph Barba
JOSEPH BARBA

STATE OF Tennessee

COUNTY OF Davidson

Before me, Kimberly Kronick-Worrall of the state and county mentioned, personally appeared **LISA BARBA AND JOSEPH BARBA,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Kimberly Kronick-Worrall
Notary Public
Printed Name: Kimberly Kronick-Worrall
My Commission Expires: 07/03/2028

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Lisa Barba Joseph Barba
Affiant

Sworn to and subscribed before me, this the 9 day of February 2 KKW, 20 26

Kimberly Kronick-Worrall
Notary Public
My commission expires: 07/03/2028

(seal)

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Matt Walker, 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 02/09/2026 (date of document).

Affiant Signature

2/17/26
Date

State of RI

County of Newport

Sworn to and subscribed before me this 17th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 09/15/2027

NOTARY'S SEAL

DENNIS JAMES TITTERTON
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 771019
MY COMMISSION EXPIRES 09/15/2027