*** THE PURPOSE OF THIS INSTRUMENT IS TO CREATE A TENANCY BY THE ENTIRETY IN THE GRANTEES***

Karen Johnson Davidson County
Batch# 1385591 DEEDQC
02/25/2026 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260225-0015137

This instrument prepared by:

SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210



CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 13th day of February, 2026.

Notary Public

My Commission Expires: 10 / 20 / 2026

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Sarah Elizabeth Balaber Evan Balaber 1523 Douglas Avenue Nashville, TN 37206	New Owner	072-14-0-234.00

FOR AND CONSIDERATION OF ZERO DOLLARS PAID BY THE HEREINAFTER NAMED GRANTEE, AND NO CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **SARAH ELIZABETH BALABER (FORMERLY KNOWN AS SARAH ELIZABETH COTHRAN) AND EVAN BALABER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **SARAH ELIZABETH BALABER AND EVAN BALABER, AS HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, AS TENANTS BY THE ENTIRETY, ALL

OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennesseee, being Lot No. 66 on the E T Brown's Subdivision of Lots Nos. 21-26 inclusive on the Plan of Brownsville Addition to Nashville, of record in Book 332, page 91, Register's Office for Davidsion County, Tennessee, to which plan refrence is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Elizabeth Cothran, a single person, and Evan Balaber, a single person, by Warranty Deed from Chad M. Evans, as recorded in Instrument No. 20221219-0131062, dated December 13, 2022, and recorded on December 19, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out in any applicable plat of record.

This is improved property commonly known as 1523 Douglas Avenue, Nashville, TN 37206.

Sarah Elizabeth Balaber
(formerly known as Sarah Elizabeth Cothran)

Evan Balaber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Elizabeth Balaber, formerly known as Sarah Elizabeth Cothran, and Evan Balaber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 13 day of February, 2026.

Notary Public

My Commission Expires: 11 / 14 / 2029

ERIN HASELTINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2029

Certificate of Authenticity

I ERIN HASELTINE, 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 February 25, 2026.

Affiant Signature

2.25.26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25th day of February 2026.

Notary's Signature

My Commission Expires: 12-29-2026

Notary's Seal

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY