Karen Johnson Davidson County
Batch# 1411492 DEEDQC
04/24/2026 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260424-0035571

Name and Address of New Owner:
James E. Ball
3400 Panorama Drive
Nashville, TN 37218

Send Tax Statements To:
James E. Ball
3400 Panorama Drive
Nashville, TN 37218

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26040472

Map and Parcel: 080-03-0-001.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Neal,** hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **James E. Ball,** hereinafter called the GRANTEE, her heirs and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in said County and State, being Lot No. 546 on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Panorama Drive at the south-west corner of the subject lot; thence northerly 107.09 feet to a concrete monument the Northwest corner of the subject lot; thence Easterwardly 123.31 feet to a concrete monument in the Westerly margin of an unnamed road; thence with said margin of said road, Southwardly 70.46 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve Southwest- wardly 37.34 feet to a concrete monument in the Northerly margin of Panorama Drive; thence with said margin of said Drive Westwardly 90.0 feet to the point of beginning.

Being the same property conveyed to James E. Ball by Quitclaim Deed from Deborah Elaine Spear, Michael L. Ball and Timothy M. Ball of record in Instrument No. 20210305-0029453 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on March 05, 2021.

Melissa Neal is signing this QuitClaim deed to convey any and all marital interest she may have in the subject property.

This is improved property known as: 3400 Panorama Drive, Nashville, TN 37218

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 15th day of April, 2026.

Melissa Neal

Melissa Neal

State of Texas

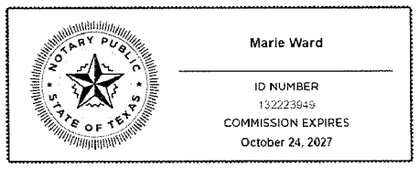
County of Brazoria

Personally appeared before me, Melissa Neal with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th of April, 2026.

Marie Ward

Notary Public
My Commission Expires: 10/24/2027



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 20 day of April, 2026.

Notary Public
My Commission Expires: 3/16/30

Electronically signed and notarized online using the Proof platform.



Proof℠

ESIGN CONSENT AND DISCLOSURE

This consent form provides you with information about our electronic records and electronic signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically in order to demonstrate your affirmative consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.

2. If you consent to conducting your closing electronically, you may request paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction, if they offer this service. Proof may also, if permitted by the applicable title/settlement/escrow agent or lender associated with your transaction, provide the ability to access, view, and print copies of your completed documents through your account. You can download and print these documents directly using the print function in your account. However, Proof does not guarantee that these documents will always be available for printing, as access is provided as a courtesy. You may request the deletion of certain documents, but if your request is fulfilled, you will no longer have electronic access to those documents or be able to download or print copies.

3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com or using the following link: https://www.proof.com/resources/econsent-withdrawal. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.

4. This consent applies to your real estate transaction and the process of closing it.

5. You can change your contact information by logging into your account and editing your profile.

6. In order to access and retain these electronic records, you will need the following hardware and software:

6.1 PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;

6.2 Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;

6.3 Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;

6.4 Acrobat Reader v 6.x or later with JavaScript and browser display enabled;

6.5 Broadband internet access;

6.6 An email account;

6.7 For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and

6.8 A printer if you want to print documents.

7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

Melissa Neal	04/15/2026	Melissa Neal
Signer Signature	Dated	Print/Type Signer Name

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Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 4/20/26 (date of document).

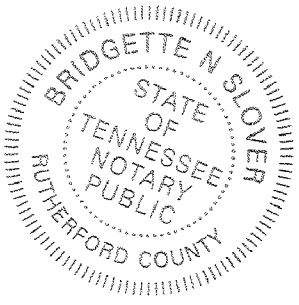
L Vaught
Affiant Signature

4/24/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of April, 2026.



Notary Signature

My Commission Expires: 01/21/2029