WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413751 DEEDWARR
04/30/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20260430-0038382

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 06-03-2026
(AFFIX SEAL)

CHRIS CRESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Roddick and Sherri Roddick	Same as New Owner	Parcel ID: 078 00 0 064.00
(NAME) 7857 River Road Pike	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Brent Ballow and wife, Kent Ewing Ballow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Roddick and Sherri Roddick, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being a 5.61 acre tract according to a survey by L. C. Petty, Tennessee Registered Surveyor Number 55, dated July 7, 1971, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 671 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 42 deg. 20 min. West 208 feet in the easterly margin of River Road to a steel post; thence North 52 deg. 34 min. east 331 feet to a steel post; thence South 82 deg. 14 min. East 1051 feet to a steel post; thence South 82 deg. 14 min. East 40 feet, more or less, to the Cumberland River; thence South 6 deg. 35 min. East 179 feet with the meanders of the Cumberland River to a point; thence North 82 deg. 3 min. West 48 feet, more or less, to a steel post; thence North 82 deg. 3 min. West 975 feet to a steel post; thence South 51 deg. 14 min. West 272 feet to the point of beginning.

Being the same property conveyed to Robert Brent Ballow and wife, Kent Ewing Ballow from Edward Simpson and wife, Dorothee Simpson by Warranty Deed dated July 31, 1998 and recorded on July 30, 1998 in Book 11043, Page 423, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7857 River Road Pike, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 22 day of April, 2026

Robert Brent Ballow

Kent Ewing Ballow

STATE OF TN

COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert Brent Ballow and Kent Ewing Ballow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2026.

Notary Public

My Commission Expires: 11/27/28

JESSICA CISNEROS
STATE OF TENNESSEE
NOTARY PUBLIC
SEQUATCHIE COUNTY

(SEAL)

Certificate of Authenticity

I, Lacey Chumley, 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

April 22, 2026.

Date

Lacey Chumley

Affiant Signature

April 30, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON