Warranty Deed

Karen Johnson Davidson County Batch# 1419836 DEEDWARR 05/13/2026 11:01:30 AM 3 pgs Fees: $18.00 Taxes: $1,406.00 20260513-0043016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 12th day of May, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hallie Brown	Legends Bank	061-10-0-007.00
4000 Hutson Avenue	310 N. First Street	
Nashville, TN 37216	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BALL INVESTING LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALLIE BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 223 on the map of Maplewood Heights, Second Subdivision, as of record in Book 547, Page(s) 103 and 104. Register's Office for Davidson County. Tennessee.

Said part of Lot No. 223 fronts 50 feet on the Westerly side of Hutson Avenue and runs back between parallel lines, with the Northerly margin of Virginia Avenue, 300 feet to a dead line.

Being the same property conveyed to Recycled Acquisitions, LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20180730-0073852 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Recycled Acquisitions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250708-0053738 Register's Office for Davidson County, Tennessee, dated June 30, 2025 and recorded on July 08, 2025.

Being the same property conveyed to Ball Investing LLC, a Missouri Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250710-0054294 Register's Office for Davidson County, Tennessee, dated June 30, 2025 and recorded on July 10, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4000 Hutson Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of May, 2026.

Ball Investing LLC, a Missouri Limited Liability Company

By: _____
Isaiah Hunter Ball, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Isaiah Hunter Ball, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Ball Investing LLC, a Missouri Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2026.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1·22·29

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 12th day of May, 2026

5/12/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12th day of May, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

