Karen Johnson Davidson County
Batch# 1424088 DEEDWARR
05/22/2026 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20260522-0046728

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST **DAY OF MAY, 2026.**

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 11-5-29
(AFFIX SEAL)

07-NSH26-11137

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eleanor Spencer Minix and Guy Manden Minix 5616 Cedar Rock Drive Nashville, TN 37211	NEW OWNER	172-10-0A-013.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justin Ballesteros and Jennifer Ballesteros, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eleanor Spencer Minix and Guy Manden Minix, wife and husband** , hereinafter called the Grantees, their successors 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 Lot No. 13 on the Plan of Final Plat of Brentwood Cove, Revision 3 of record in Plat at Instrument No. 20010201-0009801, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Justin Ballesteros and Jennifer Ballesteros, husband and wife by Warranty Deed from David Diehl and Elizabeth Diehl, husband and wife of record in Instrument No. 20201006-0115855 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 06, 2020.
>
> Map/Parcel 172-10-0A-013.00-CO,

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

This property is improved property known as: **5616 Cedar Rock Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of May, 2026

Justin Ballesteros

Jennifer Ballesteros

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Justin Ballesteros and Jennifer Ballesteros, 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 Brentwood, Tennessee, this 21st day of May, 2026.

Notary Public

My Commission Expires: 05. 16. 29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 21, 2026.

Tracey Perry
Signature

Date: 5-21-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 21st day of May, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028