WARRANTY DEED

Karen Johnson Davidson County
Batch# 1431872 DEEDWARR
06/10/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20260610-0052679

File #26-TC-2033-C

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 1.22.2030

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald Heyn and Emily Henderson	**GVC Mortgage**	
(NAME)	(NAME)	**044 09 0C 174.00**
2033 Axis Avenue	**600 Corporation Drive; Ste 200**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Pendleton, IN 46064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAUREN MARIE BALL, F/K/A LAUREN MARIE WOODS, AND CAMERON MCKINNON BALL, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RONALD HEYN, AND EMILY HENDERSON, HUSBAND AND WIFE

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit 174, Phase 3, on the Plan OF ROW HOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, and further amended in Instrument No. 20250203-0007844 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Lauren Marie Woods, a single woman and Cameron McKinnon Ball, a single man, as joint tenants with rights of survivorship, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20221108-0119859, in the Register's Office of Davidson County, Tennessee, dated November 07, 2022 and recorded on November 08, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HANES COMMERCIAL SUBDIVISION, SECTION ONE, as recorded in Plat Book 6200, Page 73.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402; Instrument No. 20200116-0005698; Instrument No. 20201203-0140753; Instrument No. 20210224-0022939; Instrument No. 20210825-0115036 and Attorney's Certificate recorded in Instrument No. 20200406-0036201 and Further amended in Instrument No. 20250203-0007844.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For Stormwater Facilities and systems recorded in Instrument No. 20190315-0023882.
* Easement for Water Mains and Appurtenances, recorded in Book 11008, Page 297.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20011010-0110524; Instrument No. 20011010-

0110526; Instrument No. 20011010-0110528 and Instrument No. 20190604-0053339.
* Easement for Gas Line, recorded in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687.
* Easement for Public Right-Of-Way, recorded in Instrument No. 20190723-0071867.
* Easement recorded in Book 6274, Page 436; Book 6392, Page 453 and Book 8421, Page 436.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20210209-0018524.
* Notice of Land Use Restrictions recorded in Instrument No. 20091002-0091659 and Instrument No. 20091002-0091660.
* Charter for Rowhouses at Robinson Road Corporation recorded as Instrument No. 20200206-0014175.
* Common Open Space Deed recorded as Instrument No. 20240422-0028718.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2033 Axis Avenue, Old Hickory, TN 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th day of June, 2026.

Lauren Marie Ball

Cameron McKinnon Ball

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2026, before me personally appeared Lauren Marie Ball, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2026, before me personally appeared Cameron McKinnon Ball, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-10-2027

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 JUNE 4. 2026

A R Steelman
Affiant Signature

6/10/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 10th day of JUNE, 2026.

Notary Public

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 05-20-2029

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