WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435867 DEEDWARR
06/18/2026 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20260618-0055487

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/21/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0224

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Melissa Grace Christy and Jason Gerald Christy and Elsa Baerga and Steve Baerga, Jr.	New Owner	Map: 108-04-0-208.00
(NAME) 1049 Fitzpatrick Road	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTINE ALLEN AND KAREN BARNES, SUCCESSOR CO-TRUSTEES OF THE RONALD S. BALCARRAS LIVING TRUST DATED OCTOBER 5, 2022,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELISSA GRACE CHRISTY AND JASON GERALD CHRISTY, WIFE AND HUSBAND AND ELSA BAERGA AND STEVE BAERGA, JR., WIFE AND HUSBAND, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 384, on the Plan of Larchwood Subdivision, Section Seven, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, TN., to which plat reference is hereby made for a more complete description.

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Being the same property conveyed to Ronald S. Balcarras, as Trustee of the Ronald S. Balcarras Living Trust dated October 5, 2022, by Quitclaim Deed from Ronald S. Balcarras, unmarried, of record in Instrument No. 20221013-0112201, dated October 5, 2022, Register's Office for said County. See also prior deed of record in Instrument No. 200005030044649, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 274, said Register's Office; (3) Sewer Easement of record in Book 4868, Page 616 and Book 6434, Page 906, in the Register's Office for Davidson County, Tennessee; (4) Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7416, Page 233, in the Register's Office for Davidson County, Tennessee; (5) Water Main Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7416, Page 296, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7216, Page 574, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1049 Fitzpatrick Road, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of June, 2026.

The Ronald S. Balcarras Living Trust dated October 5, 2022

BY: Christine Allen
Christine Allen, Successor Co-Trustee

STATE OF Virginia
COUNTY OF Prince George

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christine Allen, Successor Co-Trustee of The Ronald S. Balcarras Living Trust dated October 5, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Successor Co-Trustee of The Ronald S. Balcarras Living Trust dated October 5, 2022, and that he/she as such Successor Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2026.

My commission expires: 11/30/2026

Tara Melissa Allen
Notary Public

TARA MELISSA ALLEN
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7615803
My Commission Expires Nov 30, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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Witness our hands this 16th day of June, 2026.

The Ronald S. Balcarras Living Trust dated October 5, 2022

BY: Karen Barnes, Successor Co-Trustee
Karen Barnes, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Karen Barnes, Successor Co-Trustee of The Ronald S. Balcarras Living Trust dated October 5, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Successor Co-Trustee of The Ronald S. Balcarras Living Trust dated October 5, 2022, and that he/she as such Successor Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 6/16/26 (date of document).

Affiant Signature

6/17/26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17 day of June, 2026

Notary's Signature

My Commission Expires: 8/19/2028

