Karen Johnson
Batch # 1442303
07/06/2026 08:59:01 AM
Fees: $13.00 Taxes: $2,204.83

Davidson County
DEEDWARR
2 pgs

20260706-0060204

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $595,900.00.

William Ballinger
Affiant

Subscribed and sworn to before me, this July 7, 2026.

Gina Dunning
Notary Public

My commission expires: 7/20/27

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Ballinger Molly Wilhite	Same as New Owner	126-16-0A-028.00-CO
225 Springhaven Ct		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten 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, we,

Matthew D. Canter and Abigail A. Wells, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

William Ballinger and Molly Wilhite, as Joint Tenants with Right of Survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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. 28 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew D. Canter and Abigail A. Wells, husband and wife by Warranty Deed from Todd J. Graven and Brenna G. Graven, husband and wife of record in Instrument No. 20200915-0105135 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 15, 2020.

This is [X] improved [ ] unimproved property known as 225 Springhaven Ct, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENAN with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former Instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 1st day of July, 2026.

Matthew D. Canter

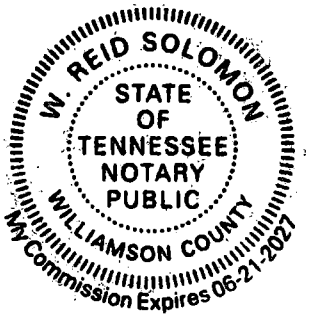
Abigail A. Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew D. Canter and Abigail A. Wells, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of July, 2026.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. TN-2601698-7524