THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1448875 DEEDWARR
07/17/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260717-0064960

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Red River Development, LLC 934 Battery Lane Nashville, TN 37220	same as new owner	091-15-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TRICA D. BALL, AN UNMARRIED WOMAN** ("Grantor" herein), has bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Being the westerly 60 feet of the easterly 210 feet on the northerly one half of Block 15 on the Map of Realty Savings T rust Co. Subdivision of record in Book 421, page 18, Register's Office to said County, to which reference is hereby made for a more accurate and complete description.

Being the same property conveyed to TRICIA D. BALL, AN UNMARRIED WOMAN, by deed from KATHERINE WARREN DEAN, AN UNMARRIED WOMAN, of record in Instrument No. 20040331-0036503, dated March 30, 2004, said Register's Office.

Being improved property known as: 5207 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 GRANTOR has hereunto set his hands as of this 15th day of July, 2026.

TRICIA D. BALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally **TRICIA D. BALL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged hereslf to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 15th day of July, 2026.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/5/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$685,000.00.**

Sworn to and subscribed before me this 15th day July, 2026.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/5/29

Tennessee Certification of Electronic Document

I, Paul Soper, 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 7/15/26 (date of document).

Affiant Signature

7/15/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

