Prepared by:
Return To:
Magnolia Title, Inc
1104 Fatherland Blvd., Suite 160
Nashville, TN 37215

Karen Johnson
Batch # 1449672
07/21/2026 09:31:51 AM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20260721-0065718

WARRANTY DEED

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. CH-26-2835

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Ball and Andrew Kubik	New Owner	
(NAME)	(NAME)	
826 Evansdale Drive		146-10-0-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jonathan T. Gatlin and Elizabeth Gatlin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Ball and Andrew Kubik**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesse, being Lot No. 8 on the Plan of Forest Park, as of record in Book 2900, Page 122, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description. Said Lot No. 8 fronts 134 feet on the Northerly side of Evansdale Drive and extends back 330 feet on the Easterly line and 332 feet on the Westerly line, to a dead line, measuring 134 feet thereon.

Being the same property conveyed to Jonathan T. Gatlin and Elizabeth Gatlin, husband and wife by Warranty Deed from William B. Wood, unmarried of record in Instrument No. 20160928-0102460 Register's Office for Davidson County, Tennessee, dated September 24, 2016 and recorded on September 28, 2016.

This is property more commonly known as 826 Evansdale Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 7th day of July, 2026.

Jonathan T. Gatlin

Elizabeth Gatlin

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 Jonathan T. Gatlin and Elizabeth Gatlin, the bargainor, 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.

Witness my hand, at office, this 7th day of July, 2026.

Notary Signature
My commission expires:

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1/10/26