BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1472244 DEEDWARR
09/14/2026 10:43:20 AM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20260914-0085036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Ebadah	New Owner	
(NAME)	(NAME)	119-13-0-328.00
319 Morton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **BALL DEVELOPMENT, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALI EBADAH**, HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Lot No. 11, as shown on the map entitled Pleasant View Subdivision of Mrs. McCombs' Property, of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 11 fronts 50 feet on the southerly side of Morton Avenue and runs back between parallel lines 174 feet to an alley.
Being the same property conveyed to Deedee Brickner, married by Warranty Deed from Lester G. Acton and wife, Jacqulyn K. Acton of record in Instrument No. 20111102-0085314 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 02, 2011.
Being the same property conveyed to Ball Development, LLC, a Kentucky Limited Liability Company by Warranty Deed from Deedee Brickner, married of record in Instrument No. 20250210-0009667 Register's Office for Davidson County, Tennessee, dated February 07, 2025 and recorded on February 10, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 319 Morton Ave, Nashville, TN 37211
(House Number) (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 my hand this 9 day of September, 2026

BALL DEVELOPMENT, LLC, A KENTUCKY LIMITED LIABILITY ~~COMP~~ANY

BY: _____
STEPHEN BALL, SOLE MEMBER

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF ~~DAVIDSON~~ McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ball Development, LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of September, 2026.

Commission expires:
9-28-26

WHITNEY MARIE OFFUTT
KYNP59695
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
EXPIRES 09-28-2026

_____
Notary Public