THIS INSTRUMENT PREPARED BY:
BARBARA FISHER HENRY
The Fleming-Wilmoth Law Firm
409 N. Locust Street
Springfield, Tennessee 37172
(615) 384-7750
From information supplied
By parties, no title work prepared

Karen Johnson
Batch # 1476488
09/23/2026 08:03:44 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260923-0088043

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Jennifer Appleton 721 Harpeth Parkway West Nashville, Tennessee 37221	Jennifer Appleton 1334 Hwy 70 E Kingston Springs, TN 37082	Map 142-14 Parcel 31

EXECUTRIX DEED

THIS EXECUTRIX DEED, executed on this the 13th day of July, 2026, is entered into between Jennifer Appleton, Executrix of the Estate of Juanita Irene Ballard (hereinafter referred to as "Grantor") and Jennifer Appleton (hereinafter referred to as "Grantee").

WHEREAS Juanita Irene Ballard died testate, a citizen and resident of Davidson County, Tennessee, on September 7, 2025, and by her Last Will and Testament probated with the Davidson County Probate Court, Case Number 25P-2161, she appointed Jennifer Appleton as Executrix of her estate; and

WHEREAS, by the terms of the Last Will and Testament of Juanita Irene Ballard, she devised her interest to certain real property located on 721 Harpeth Parkway West, Nashville, Tennessee 37221 to her daughter, Jennifer Appleton; and

NOW, THEREFORE, Jennifer Appleton, in her fiduciary capacity as Executrix of the Estate of Juanita Irene Ballard, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby transfer,

quitclaim and convey unto the said Grantee, her respective heirs, successors and assigns, all of the Grantor's right, title and interest in and to the below described property, of record in Register's Office for Davidson County, Tennessee, Book 7569, page 853, to wit:

> Land in Davidson County, Tennessee being Lot No. 46 on the Plan of Harpeth Valley Park – Section 1, as of record in Book 3600, Pages 93-94, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Ronald William Ballard and wife, Juanita I. Ballard by deed from Rosemary R. Oberhellman, widow, as of record in Deed Book 7569, Page 853. Wherein, Ronald William Ballard having passed away on January 26, 2008 and Juanita Irene Ballard continuing as the sole owner thereof.
>
> Being the same property conveyed to Paul O. Oberhellman and wife, Rosemary R. Oberhellman by deed from Hudson & Driver Construction Company, of record in Deed Book 3945, page 573, Register's Office for Davidson County, Tennessee. The said Paul O. Oberhellman having since died.

And now, Jennifer Appleton, in her fiduciary capacity as Executrix of the Estate of Juanita Irene Ballard, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby transfer, quitclaim and convey all property interest unto the Grantee—Jennifer Appleton, her respective heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, Jennifer Appleton, in her fiduciary capacity as Executrix of the Estate of Steve C. Dorris has hereunto set her hand on this the 13 day of July, 2026.

ESTATE OF JUANITA IRENE BALLARD

Jennifer Appleton

BY: JENNIFER APPLETON, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Appleton, in her capacity as Executrix of the Estate of Juanita Irene Ballard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 13 day of July, 2026.

Barbara Fisher Henry
NOTARY PUBLIC

BARBARA FISHER HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/22/2029

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Jennifer Appleton
AFFIANT

Subscribed and sworn to before me

this 13th day of July, 2026.

BARBARA FISHER HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Barbara Fisher Henry
NOTARY PUBLIC

My Commission Expires: 1/22/2029