Karen Johnson Davidson County
Batch# 1477404 DEEDWARR
09/25/2026 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $869.13
20260925-0089003

Name and Address of New Owner:
Pam Ballou
704 Flintlock Court
Nashville, TN 37217

Send Tax Bills To: Savings
Citizens Bank + Trust
1917 Heiman St.
Nashville TN 37208

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4768

Map & Parcel No: 135-16-0B-150-00

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File #RR-26-3958

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Esther Lee Hall and Lowell Palmer Hornung, Co-Trustees of The Hall and Hornung Revocable Living Trust dated January 21, 2015**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pam Ballou,** Unmarried "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit No. 150 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Esther Lee Hall and Lowell Palmer Hornung, Co-Trustees of The Hall and Hornung Revocable Living Trust dated January 21, 2015 by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20210915-0124050 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 15, 2021.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **704 Flintlock Court, Nashville, TN 37217.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2026.

The Hall and Hornung Revocable Living Trust
dated January 21, 2015

By: _____
Lowell Palmer Hornung, Trustee

By: Esther Lee Hall
Esther Lee Hall, Trustee

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, Noor A. Tufail, Notary Public of the state and county mentioned, personally appeared Lowell Palmer Hornung, Trustee and Esther Lee Hall, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Esther Lee Hall and Lowell Palmer Hornung, Co-Trustees of The Hall and Hornung Revocable Living Trust dated January 21, 2015, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 23rd day of September, 2026.

Noor A. Tufail
Notary's Signature
My commission expires: Oct 26, 2028

NOOR A. TUFAIL
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2500992
MY COMM. EXPIRES OCT. 26, 2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $234,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AMP
(Affiant)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
24th day of September, 2026.

Rozalind Ruth
Notary Public
My commission expires: 1/4/2027

Certificate of Authenticity

I, Leslie Hayes, 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 9/23/2026.

Date

Affiant Signature

9/24/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of September, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)