Karen Johnson Davidson County
Batch# 1483149 DEEDWARR
10/12/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20261012-0093526

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Suite 502
Nashville, TN 37217
CT-26-4022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of October, 2026

Notary Public

Commission Expires: 09/16/2029

ELVIRA DEO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/2029
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luke Bales and Monique Bales 525 Holt Valley Road Nashville, TN 37221	NEW OWNERS	128-11-0-031.00

WARRANTY DEED

FOR AND IN 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,

Luke Allen Billingsley and Elise Michaela Billingsley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luke William Bales and Monique Adair Bales, a husband and wife

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 on the Plan of Holt Meadows, of record in Plat Book 4300, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 100.0 feet on the Southeasterly margin of Holt Valley Road and extends back 102.51 feet on the Northeasterly line and 121.18 feet on the Southwesterly line to a broken line in the rear, measuring 124.05 feet thereon

Being the same property conveyed to Luke Allen Billingsley and Elise Michaela

(Signature Page for Seller's Agreement)

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 9th day of October, 2026.

Luke Allen Billingsley

Elise Michaela Billingsley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Luke Allen Billingsley and Elise Michaela Billingsley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 9th day of October, 2026.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **10/09/2026** (date of document).

Jami K Averwater

Affiant Signature

10/09/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **9th** day of **October**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

