This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 17th day of April, 2025.

Notary Public
My commission expires: 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Riley Ruhl and Grayson Ruhl 3200 Long Blvd Nashville, TN 37203	New Owner	104-02-3A 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MACKENZIE FARRAR, A MARRIED WOMAN. hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GRAYSON L. RUHL AND RILEY D. RUHL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 of the 3200 LONG BOULEVARD TOWNHOMES, a Condominium, as set forth in the Master Deed of record in Instrument 20050209-0015285, Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-1" of said Master Deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq.

Being the same property conveyed to Mackenzie Farrar, an unmarried woman, by Warranty Deed from Steven C. Davis and Julie K. Davis, husband and wife, dated January 27, 2022, of record in Instrument No. 202201310010763, in the Register's Office for Davidson County, Tennessee.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3200 Long Blvd, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1263523 DEEDWARR
04/23/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250423-0031319

2025-0354

Witness my hand this the 17th day of April, 2025.

Mackenzie Farrar

STATE OF TENNESSEE
COUNTY OF Davidson

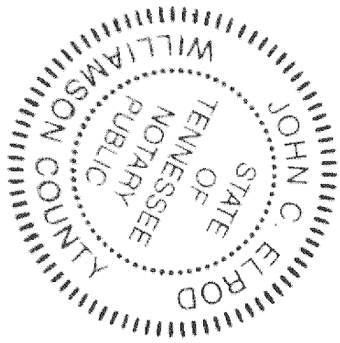
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mackenzie Farrar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2025.

My commission expires:

7/17/2028

Notary Public



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/17/25 (date of document).

Affiant Signature

4/23/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON