WARRANTY DEED

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

File No.: RES-25-4747

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lane Howard and Juan Camilo Galvis	DSLD Mortgage LLC	058 00 0 069.00
(NAME)	(NAME)	
4747 Drakes Branch Road Nashville, Tn 37218	7660 Pecue Lane Baton Rouge, LA 70809	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **STEFAN KONRAD BALCER AND MELISSA RENEE BALCER, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LANE HOWARD AND JUAN CAMILO GALVIS, SPOUSES MARRIED TO EACH OTHER, AS TENANCY BY ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land located in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 3 of the map of the J H DRAKE LAND, as of record in Plat Book 974, Page 34, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 9, 1947, as follows:

Beginning in the center of Drakes Branch Road at the corner of Lot Nos. 2 and 3; thence with the center of said Road, North 15 degrees 17 minutes West 258.5 feet; thence North 42 degrees 39 minutes West 128 feet to the southeast corner of the property conveyed to Pauline W. Bryant by deed from Robert H. Cherry and wife, of record in Book 1488, Page 281, said Register's Office; thence with a fence and Bryant's southerly line, South 79 degrees 49 minutes West 219.3 feet to Bryant's easterly line; thence with said line and a fence, South 1 degree 53 minutes West 287 feet to the line between Lot Nos. 2 and 3; thence with the line between said two lots and a fence, South 87 degrees 19 minutes East 380.6 feet to the beginning, containing 2.3 acres more or less.

Being the same property conveyed to Stefan Konrad Balcer, a single man and Melissa Renee Gossen, a single woman, from M&H Enterprises LLC, a Tennessee Limited Liability Company, by Warranty Deed dated March 16, 2022, recorded March 24, 2022, in Instrument No. 20220324-0033965, in the Register's Office of Davidson County, Tennessee.

Melissa Renee Gossen, having married Stefan Konrad Balcer, is now known as Melissa Renee Balcer.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 1284762 DEEDWARR
06/16/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250616-0046849

This is **improved** property, known as 4747 Drakes Branch Road, Nashville, TN 37218
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of June, 2025.

Stefan Konrad Balcer

Melissa Renee Balcer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2025, before me personally appeared Stefan Konrad Balcer and Melissa Renee Balcer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2025.

Notary Signature
My commission expires:

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kimbra Spann, 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 06/13/2025.

Date

Affiant Signature

6/13/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of June, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY