Register Return To: 25-0041
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1326229
09/24/2025 10 13 28 AM
Fees $13 00 Taxes $6,286 30

Davidson County
DEEDWARR
2 pgs

20250924-0076151

LEAH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,699,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF September 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dougal S Ballantyne and Erica L Ginsburg	old National Bank	
(NAME) 826 B Kirkwood Ave	(NAME) 101 Northwest Fourth	118-02-2K-002 00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ALEXANDRE CARRIER, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGAL S. BALLANTYNE AND ERICA L. GINSBURG, 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 Unit No. B on the Plan of 826 Kirkwood Dr Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of Plan of 826 Kirkwood Dr Townhomes, of record in Instrument No. 20220722-0083970 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexandre Carrier, married man, by Warranty Deed from 826 Kirkwood Avenue LLC, a Tennessee limited liability company of record in Instrument No. 20240904-0068025 Register's Office for Davidson County, Tennessee, dated September 03, 2024. Grantor is not married and was not married. Affidavit recorded in Instrument No. 20250919-0074887 Register's Office for Davidson County, Tennessee, dated September 18, 2025.

Dylan Potter herein signed as Attorney in Fact for Alexandre Carrier. Said Power of Attorney is of record Instrument No. 20250924-0076150 **, in the Registers office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 826 B Kirkwood Ave, Nashville, TN 37204
(House Number) (Street) (P O Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 hand this 23 day of September, 2025

Alexandre Carrier by Dylan Potter, Atty in fact

ALEXANDRE CARRIER
BY. DYLAN POTTER AS ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Alexandre Carrier and acknowledged that he executed the same as the free act and deed of Alexandre Carrier

Witness my hand and official seal this 23rd day of September, 2025

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/12/2026

Notary Public