WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2025.

Notary Public

COMMISSION EXPIRES: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1327386 DEEDWARR
09/26/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20250926-0077060

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Ainsley Balcom And Jose L. Bautista	New Owner	104-06-0F-009-00
(NAME) 3310 Long Blvd Unit B5	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **I, Tara Ayanna Farha Holder and Keith Lemay, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carl Ainsley Balcom and Jose L. Bautista, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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-5, on the Horizontal Property Regime for Longview Condominiums, as recorded in the Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587 and in Book 10215, page 26 and as shown on plat of record in Plat Book 6200, page 101 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set fo11h in said Master Deed.

Being the same property conveyed to Tara Ayanna Farha Holder, an unmarried woman from Alfred John DeGrandis, married by Deed dated June 18, 2019 and recorded June 19, 2019, in Instrument Number 20190619-0058882, in the Official Records of Davidson County, Tennessee. The said Tara Ayanna Farha Holder is now married to Keith Lemay.

The said Keith Lemay, husband of the said Tara Ayanna Farha Holder, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Tara Ayanna Farha Holder and Keith Lemay, wife and husband, pursuant to the Power of Attorney recorded in Instrument No. 20250916-0073870 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3310 Long Boulevard, B5 (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37203 (Postal Zip)

File No.: 8617-25
Warranty Deed Individual eRec LES rev. 09-2018

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 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, successors 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 our hands this 25th day of September, 2025.

Tara Ayanna Farha Holder by _____, Attorney-In-Fact
Tara Ayanna Farha Holder
by Coleman R. Dixon, Attorney-In-Fact

Keith Lemay by _____, Attorney-in-Fact
Keith Lemay
By Coleman R. Dixon, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Tara Ayanna Farha Holder and Keith Lemay, being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2025.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

_____
Notary Public

My Commission Expires:

Certificate of Authenticity

I, Ryan Lux, 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 **September 25, 2025**.

Date

Affiant Signature

September 25, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029