THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554419**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,500.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2026. Notary Public My Commission Expires: 10/2/2028

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1443356 DEEDWARR
07/08/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $997.15
20260708-0061705

WARRANTY DEED

Address New Owner: Luke David Collings & Avery L. Repscher 3310 Long Blvd B8 Nashville TN 37203	Send Tax Bills To: ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 104 06 0F 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3308 Long Boulevard, LLC, a Pennsylvania limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LUKE DAVID COLLINGS AND AVERY L. REPSCHER, HUSBAND AND WIFE, AND BIANCA COLLINGS AND DAVID COLLINGS, WIFE AND HUSBAND**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-8 on the plan of LONGVIEW APARTMENTS of record in Plat Book 6200, Page 101, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of LONGVIEW CONDOMINIUMS, a Horizontal Property Regime established by Master Deed of record in Book 6290, Page 125, as amended in Book 6359, Page 510, Book 6365, Page 587, and Book 10215, Page 26, said Register's Office.

Being the same property conveyed to 3308 Long Boulevard, LLC, A Pennsylvania Limited Liability Company, by Warranty Deed from Richard Houston, married, joined by his wife, Melissa Houston, of record in Instrument No. 20211028-0144890, in the Register's Office of Davidson County, Tennessee, dated October 28, 2021 and recorded on October 28, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGVIEW APARTMENTS, as recorded in Plat Book 6200, Page(s) 101.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGVIEW APARTMENTS, as recorded in Plat Book 6200, Page 95.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LONGVIEW Condominium of record in Book 6290, Page 125, as amended in Book 6359, Page 510, Book 6365, Page 587, and Book 10215, Page 26; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 182, Page 36.

Charter for Longview Homeowners Association, Inc., recorded as Book 6303, Page 129.

This is improved property located at 3310 Long Blvd B8 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2026.

3308 Long Boulevard, LLC

Benjamin Wright Agent

BY: Benjamin Wright, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Benjamin Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 3308 Long Boulevard, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 10th day of July, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

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 7/07/2026.

Date

Affiant Signature

7/08/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY