Karen Johnson Davidson County
Batch# 348550 DEEDQC
01/27/2020 08:53:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200127-0009214

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Matthew Albert Long 3219 Lakeland Drive Nashville, TN 37214	Same As New Owner	096-11-0-189.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Mary K. Long, Clarence A. Long and Matthew Albert Long as tenants in common with rights of survivorship,,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Matthew Albert Long, unmarried**, hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Lot No. 103 on the plan of Hickory Bend, Section I, as shown of record in Book 3300, Page 38 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to **Mary K. Long, Clarence A. Long and Matthew Albert Long as tenants in common with rights of survivorship**, by Quitclaim Deed from **Mary K. Long and Clarence A. Long**, recorded in Instrument No. 20160608-0058090 Register's Office for Davidson County, Tennessee.

This is improved property located at **3219 Lakeland Drive, Nashville, TN 37214**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 14 day of January 2020.

Mary K. Long

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Mary K. Long**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 14 day of January, 2020

NOTARY

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand(s) this 14 day of January 2020.

Clarence A. Long

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Clarence A. Long**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 14 day of January, 2020

NOTARY

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand(s) this 14 day of January 2020.

Matthew Albert Long

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Matthew Albert Long**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 14 day of January 2020

NOTARY

My Commission Expires: 2/22/22

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 14 day of January, 2020

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY