Karen Johnson Davidson County
Batch# 526078 DEEDWARR
12/08/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,194.73
20201208-0142120

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0866

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,900.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of November, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Ryan Long, David Michael Long, and Cindy Long 1809 Joy Circle Nashville, TN 37207	New Owner	071-12-0-044.00

WARRANTY DEED

FOR AND IN 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,

Michael Eugene Brawley, an unmarried individual

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Michael Long, as to a 61.5% Interest, Cynthia W. Long, as to a 30.8% Interest and David Ryan Long, as to a 7.7% Interest tenants in common

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 Lot Nos. 53 and 54 on the Plan of Joywood of record in Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 53 and 54 front 50 feet each on the easterly side of Joy Circle and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Richard R. Hutchison and wife, Ethel Faye Hutchison, as tenants by the entirety by Warranty deed from Ona Lee Moore, a widow of record in Book 7697, Page 659, Register's Office for Davidson County, Tennessee, dated November 02, 1988 and recorded on November 07, 1988.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Richard R. Hutchison and Ethel Faye Hutchison (Grantor), of record in Book 11466, Page 423, Register's Office for Davidson County, Tennessee, dated May 05, 1999 and recorded on May 06, 1999, and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Ethel Faye Hutchisonn, a life estate and remainder in Richard R. Hutchison in fee simple (Grantee).

Deed of Correction conveying subject property to Ethel Faye Hutchison by and through Robert Greene, Trustee from Richard R. Hutchison and wife Ethel Faye Hutchison dated May 12, 1999 and recorded on May 18, 1999, in Book 11482, Page 986, Register's Office for Davidson County, Tennessee.

Ethel Faye Hutchison died on January 04, 2020, her Last Will and Testament entered in the Seventh Circuit Court Probate Division for Davidson County, Tennessee as Docket No. 20P159.

Being the same property conveyed to Michael Eugene Brawley, an unmarried individual by Executor's Deed from Michael Eugene Brawley, Executor of the Estate of Ethel Faye Hutchison, deceased of record in Instrument No. 20200603-0057259, Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on June 03, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1809 Joy Circle, Nashville, TN 37207

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 I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Dated this the 25th day of November, 2020.

Michael Eugene Brawley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Eugene Brawley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of November, 2020.

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12-11-23

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021