Karen Johnson Davidson County
Batch# 566061 DEEDQC
02/02/2021 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210202-0014936

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-639081

1st

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Brian Luke Long and Rebecca Marie Livingston	Brian Luke Long & Rebecca Marie Livingston	094 05 0 033.00
1105 Davidson Street	1105 Davidson st.	
Nashville, TN 37206	Nashville TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, BRIAN L. LONG also known as BRIAN LUKE LONG, a single man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BRIAN LUKE LONG, and REBECCA MARIE LIVINGSTON, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1105 Davidson Street, Nashville, TN 37206, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Two, Shelby Heights of record in Plat Book 2854, Page 5, 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 fronts 50 feet on the North side of Davidson Street and runs back 148.1 feet on the West line and 147.6 feet on the East line to the South line of Ozark Street on which it measures 50 feet

BEING the same which Alissa Hilbert, unmarried and Daryl Stanley, unmarried by Deed dated May 18, 2017 and recorded May 23, 2017 in the Office of the County Register of Deeds of the County of Davidson, State of Tennessee in Instrument No. 20170523-0051111 conveyed unto Brian L. Long, single man.

Tax ID No.: 094 05 0 033.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1105 Davidson Street, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of November, 2020.

Brian L. Long aka Brian Luke Long

BRIAN L. LONG also known as
BRIAN LUKE LONG

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRIAN L. LONG also known as BRIAN LUKE LONG, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purposes therein contained, by signing his/her/their name(s), on this 5 day of November, 2020.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

BRIAN LUKE LONG

REBECCA MARIE LIVINGSTON

Subscribed and sworn to before me this 5 day of November, 2021.

Notary Public

My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

True Copy Certification

I, Gavin A. Jones, 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 PA

County of Montgomery

Personally appeared before me, Hannah Joy Sywulak, a notary public for this county and state, Gavin A. Jones 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: 9/25/2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021