QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 588525 DEEDQC
03/10/2021 09:31:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210310-0031236

MJ-SB-VRES-21-5124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Karen M Long	NEW OWNER	
(NAME)	(NAME)	**147-14-0-004.00**
5124 Edmondson Pike,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN LONG, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN LONG, TRUSTEE OF THE 2009 LONG LIVING TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Candlestick Farms, Section One of record in Plat Book 3300, Page 56, 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 No. 105 fronts 90.0 feet on the Southeasterly margin of Edmondson Pike and extends back 167.0 feet on the Northeasterly line and 152.1 feet on the Southwesterly line to a broken line in the rear.

Being the same property conveyed to KAREN LONG, UNMARRIED by Warranty Deed from Daniel T. Johnston and Courtney Nunnally Johnston recorded simultaneously herewith in Instrument Number 20210310-0031232, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5124 Edmondson Pike, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 5th day of March, 2021.

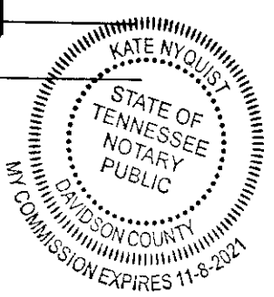
KAREN LONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN LONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212