WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 623345 **DEEDWARR**
04/27/2021 11:30:39 AM 2 pgs
Fees: $13.00 Taxes: $1,300.55

20210427-0055948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Colby B. Long and Ansley M. Long		Map: 064080A11700CO
(NAME) 2124 Remington Park Rd	(NAME) New owner	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($351,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NICHOLAS J. RENNA AND WIFE, LISHA CONSTANTINE-RENNA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COLBY B. LONG AND ANSLEY M. LONG, HUSBAND AND WIFE

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 No. 79, on the Plan of Section Three, Merritt Downs, of record in Instrument No. 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas J. Renna and wife, Lisha Constantine-Renna, by deed from Larry Smith and Janie Smith, husband and wife , of record in Instrument No. 20131108-0116057, dated November 1, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20040629-0076758, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20040330-0035673, Instrument No. 20040716-0085315, and Instrument No. 20041123-0140102, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2124 Remington Park Rd, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Witness our hands this 20th day of April, 2021.

Nicholas J. Renna

Lisha Constantine-Renna

STATE OF FLORIDA
COUNTY OF ORANGE

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

Witness my hand and official seal this, ~~20th~~ 19TH day of April, 2021.

Notary Public

My Commission Expires:
07/07/2023

Notary Public State of Florida
Irving M Vierma Muro
My Commission GG 352276
Expires 07/07/2023