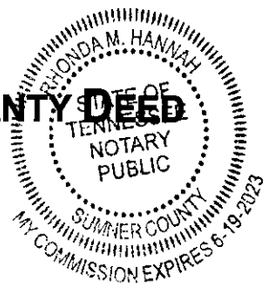
WARRANTY DEED



LONG-H21231

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF July, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam John Long	FirstBank, ISAOA/ATIMA	034.09-0-046.00
103 Monticello Ave	318 Seaboard Lane #205	
Goodlettsville, TN 37072	Franklin, TN 37067	

Karen Johnson Davidson County
Batch# 679639 **DEEDWARR**
07/20/2021 10:20:58 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20210720-0097013

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, I/we, MICHAEL SCOTT REILLY AND EMILY ROSE REILLY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ADAM JOHN LONG, hereinafter called the Grantee(s), their heirs 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. 3 on the plan of Gateway, Section 1, of record in Plat Book 3300, Pages 39 and 40, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael S. Reilly and Emily R. Waisempacher by Warranty Deed from April Michelle Travis, an unmarried woman, and John Edward Travis, an unmarried man dated 4/21/2017, recorded 5/4/2017, Instrument Number 201705040044279, Register's Office for Davidson County, Tennessee.

Said Warranty Deed was corrected by Scrivener's Affidavit of record in Instrument 201707250075071 correcting the Grantee to read as follows: Michael S. Reilly and Emily R. Waisempacher, join tenants with rights of survivorship.

Emily R. Waisempacher n/k/a Emily Reilly

( ) unimproved
This is (X) improved property known as 103 Monticello Ave, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 19th day of July, 2021 :

Michael Scott Reilly

Emily Rose Reilly

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MICHAEL SCOTT REILLY AND EMILY ROSE REILLY, the bargainor(s), 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 Sumner County, Tennessee, this 19th day of July, 2021.

Notary Public

My Commission Expires: _____

