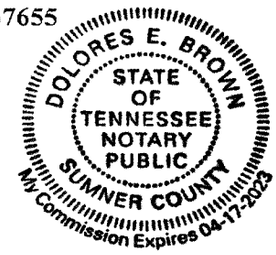
Karen Johnson Davidson County
Batch# 760399 DEEDWARR
11/24/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211124-0155930

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937655** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Charity Petty Affiant Subscribed and sworn to before me, this 4th day of November, 2021. Notary Public My Commission Expires: 4/17/2023

WARRANTY DEED

Address New Owner: Michael S. Quinlan and Katherine E. Quinlan 208 Blackman Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-06-0-132.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cassie Crowell Long and husband, Corey L. Long,** ~~**husband and wife**~~ ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael S. Quinlan and Katherine E. Quinlan, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Caldwell Hall, Section One (Revised) of record in Plat Book 2900, Page (s) 57, 58 and 59, 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 Cassie Crowell Long and husband, Corey L. Long by Quitclaim deed from Corey Lanier Long of record in Instrument No. 20180418-0036487 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 18, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 208 Blackman Road Nashville, Tennessee 37211.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Taxes for the year 2021, which are due and payable October 1, 2021, but not delinquent until March 1, 2022, RE: 147-06-0-132.00

Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2929, Page 117, as amended in Book 2997, Page 93, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 208 Blackman Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is effective on this 4th day of November, 2021.

Cassie Crowell Long

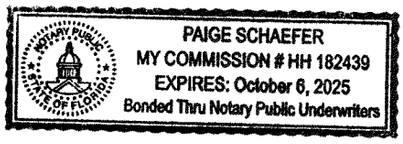
Corey L. Long

STATE OF Florida)
COUNTY OF Escambia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cassie Crowell Long and Corey L. Long, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2021.

Paige Schaefer
Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Chelsea McMaster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/04/2021 (date of document).

Chelsea McMaster
Affiant Signature

11/15/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of November, 2021.

Melissa J. Butchko-Turecki
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.2022