Karen Johnson Davidson County
Batch# 845814 DEEDWARR
04/26/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20220426-0047939

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440375** ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 15th day of April, 2022. Eliza Whitfield Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Samuel Allan Long and Steven Allan Long 115 Cherokee Road Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 12 0 030.00

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, **Michael T. McDonough, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Allan Long and Steven Allan Long, both married persons** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 9 in Block L, as shown on the Plan of Cherokee Park Third Section, a Subdivision of Lots in Nashville, in Davidson County, Tennessee, as of record in Book 843, Pages 2 and 3, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Michael T. McDonough, by QuitClaim Deed from Michael T. McDonough, Trustee of the Michael T. McDonough Revocable Living Trust u/a/d May 29, 2002, of record in Instrument No. 20161005-0105377, in the Register's Office of Davidson County, Tennessee, dated October 04, 2016 and recorded on October 05, 2016.

Being the same property conveyed to Michael T. McDonough as Trustee of the Michael T. McDonough Revocable Living Trust u/a dated 29th day of May, 2002, by Warranty Deed from Michael T. McDonough, of record in Instrument No. 20050922-0113960, in the Register's Office of Davidson County, Tennessee, dated September 13, 2005 and recorded on September 22, 2005.

Being the same property conveyed to Michael T. McDonough, by Quitclaim Deed from Michael T. McDonough As Trustee of the Michael T. McDonough Revocable Living Trust u/a dated the 29th May, 2002, of record in Instrument No. 20040128-0010684 in the Register's Office of Davidson County, Tennessee, dated December 17, 2003 and recorded on January 28, 2004.

Being the same property conveyed to Michael T. McDonough as Trustee of the Michael T. McDonough Revocable Living Trust u/a dated the 29th day of May, 2002, by Warranty Deed from Michael T. McDonough, of record in Instrument No. 20030910-0132261, in the Register's Office of Davidson County, Tennessee, dated May 29, 2002 and recorded on September 10, 2003.

Being the same property conveyed to Michael T. McDonough, as Trustee of the Michael T. McDonough Revocable Living Trust u/a dated the 29th day of May, 2002, by Warranty Deed from Michael T. McDonough, of record in Instrument No. 20020809-0096289, in the Register's Office of Davidson County, Tennessee, dated May 29, 2002 and recorded on August 09, 2002.

Being the same property conveyed to Michael T. McDonough, unmarried, by Warranty Deed from Mary Elizabeth Byrd Roberts and her husband, James K. Roberts, of record in Book 8081, Page 784, in the Register's Office of Davidson County, Tennessee, dated March 30, 1990 and recorded on April 05, 1990.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Third Section, as recorded in Plat Book 843, Page(s) 2 & 3.

This is improved property located at 115 Cherokee Road Nashville TN 37209

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, Grantor has executed this instrument on this 15th day of April, 2022.

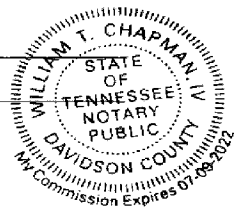
Michael T. McDonough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael T. McDonough, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2022.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025