Karen Johnson Davidson County
Batch# 856127 DEEDQC
05/16/2022 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220516-0056104

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Oral William Long, Co-Trustee Ada Grace Long, Co-Trustee Bill and Grace Long Trust 303 Keswick Grove LN Franklin, TN 37067	same	160 14 0B 032.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, O. William Long (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Oral William Long and Ada Grace Long, Co-Trustees of the Bill and Grace Long Trust dated April 28, 2022, a Tennessee community property trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 5732, 2ND REVISION OF BRENTWOOD TRACE CONDOMINIUMS (ERRONEOUSLY REFERRED TO AS BRENTWOOD TRACT ON DEED OF ACQUISITION), as shown on plat of record in Plat Book 5200, Page 261, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to O. William Long by Warranty Deed from Michael W. Long, unmarried, of record at Instrument No. 20110201-0008926 Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5732 Brentwood Trace, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISION OF BRENTWOOD TRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 261. Terms and provisions of by-Laws recorded in Book 5524, Page 424 and Book 5537, Page 988. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 2ND REVISION OF BRENTWOOD TRACE CONDOMINIUMS of

record in Book 5524, Page 415, as amended by instrument(s) of record in Book 5545, Page 510 ; also subject to Book 5868, Page 70, easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 3 day of May, 2022.

O. William Long, Grantor

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared O. William Long, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, this 3rd day of May, 2022.

Notary Public

GREGORY PEAK II STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 10/22/25

STATE OF TENNESSEE)
COUNTY OF Rutherford)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

O. William Long, Affiant

Subscribed and sworn to before me this 3rd day of May, 2022.

Notary Public

GREGORY PEAK II STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 10/22/25

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 May 3, 2022.

Carla Lovell

Carla L. Lovell

05/06/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of May, 2022.

Notary Public

My Commission Expires: 7/7/2025

