Record and Return to:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RP-22-1807

Name and Address of New Owner:
John Alexander Davis, a married man
1807 Joy Circle
Nashville, TN 37207

Send Tax Statements To:
Ameri Save Mortgage
3525 Piedmont Rd NE
Atlanta, GA 30305

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22050877

Map and Parcel: 071 12 0 393.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Michael Long as to a 61.5% interest, Cynthia W. Long as to a 30.8% interest and David Ryan Long as to a 7.7% interest as tenants in common**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Alexander Davis, a married man**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 54, Joywood Subdivision, according to survey and plat of same appearing of record in Book 974, page 45, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No 54 fronts 50 feet each on the easterly side of Joy Circle and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to David Michael Long as to a 61.5% interest, Cynthia W. Long as to a 30.8% interest and David Ryan Long as to a 7.7% interest as tenants in common by Quitclaim Deed filed for record on March 25, 2021 in Instrument Number 20210325-0039272, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1807 Joy Circle, Nashville, TN 37207

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, his heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Karen Johnson Davidson County
Batch# 865517 **DEEDWARR**
06/01/2022 10:09:11 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20220601-0063056

WITNESS our hand this 27th day of May, 2022.

David Michael Long

Cynthia W. Long

David Ryan Long

State of Tennessee

County of Rutherford

Personally appeared before me, David Michael Long and Cynthia W. Long and David Ryan Long with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of May, 2022.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $760,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of May, 2022.

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-8-2025