WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-PA-0565-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 909047 DEEDWARR
08/26/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220826-0096767

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clyde L. Brown	**SAME**	
(NAME)	(NAME)	
708 Lynnbrook Road		**105-07-2N-001-00 and 105-07-0-330.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RYAN LONG AND JORDAN LONG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLYDE L. BROWN, A WIDOW** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the westerly half of Lot No. 42 on the Plan of the Moore Lands, in the 6th, formerly the 9th Civil District of said County, of record in Deed Book 137, Page 91, in the Register's Office for Davidson County, Tennessee.

Said westerly half of Lot No. 42 fronts 50 feet on the southerly side of Moore Avenue, and runs back between parallel lines 148-1/4 feet, more or less, to an alley shown on the plan of lots recorded in Book 161, page 70, said Register's Office.

Being the same property conveyed to Ryan Long and Jordan Long, husband and wife by Warranty deed from Brian T. Smith and wife, Michele Renee Harrelson of record in Instrument No. 20141204-0111382 Register's Office for Davidson County, Tennessee, dated December 3, 2014 and recorded on December 4, 2014.

This conveyance is subject to:
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210121-0008997, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
*Subject to all matters shown on the Plan(s) of record in Deed Book 137, Page 91, Deed Book 137, page 86 and Deed Book 161, page 70, Register's Office for Davidson County, Tennessee.
*Subject to rights of others in and to the common areas and/or elements.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **565 Moore Avenue, Nashville, TN 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 24th day of August, 2022.

Ryan Long

Jordan Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2022, before me personally appeared Ryan Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of August, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2022, before me personally appeared Jordan Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of August, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 25th day of August, 2022.

Affiant Signature
Date 08/25/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

