WARRANTY DEED

Karen Johnson Davidson County
Batch# 944144 DEEDWARR
11/22/2022 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20221122-0123752

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie A Lazar	Julie A Lazar	065-13-0-044
(NAME)	(NAME)	
4805 Whittier Drive	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, **we Christopher W Long and Elizabeth A Long, Husband and Wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Julie A Lazar, an unmarried woman, Sean M. Lazar, a Married Man and Cass L. Lazar, a single woman as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Three, Sherwood Forest of record in Plat Book 4460, Page 81, 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 Christopher W. Long and Elizabeth A. Long, husband and wife by Warranty Deed from Wiley C. Vaughan, a married man, dated 02/05/2020, of record in Instrument 20200205-0013647, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4460, Page 81, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4465, Page 184 and Amendment recorded as Book 4482, Page 427, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4593, Page 690, Register's Office for Davidson County, Tennessee. Easement recorded in Instrument 20001115-0113319, Register's Office for Davidson County, Tennessee.

This conveyance is further 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.

unimproved ☐

This is improved ☒ 4805 Whittier Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of November, 2022.

Christopher W Long

Elizabeth A Long

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher W Long and Elizabeth A Long, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of November, 2022.

Notary Public:
My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 11-22-2022.

Tracey Trumphour
Affiant
Date: 11-22-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22 day of November, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY