Karen Johnson Davidson County
Batch# 1013860 DEEDWARR
06/12/2023 09 23 03 AM 2 pgs
Fees $13 00 Taxes. $2,590 00
20230612-0044304

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544710

STATE OF TENNESS
COUNTY OF DAVID

The actual considerati
for this transfer is $700,000 00.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2023.

Notary Public
My Commission Expires. _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert D Long and Carlie S. Long 301 Willow Bough Lane Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064 02 0 111 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, **Alexandra Laurain, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert D. Long and Carlie S. Long, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 325 on the Plan of Section 19, Brandywine Farms, as of record in Book 5050, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alexandra Laurain, an unmarried person, by Warranty Deed from Rejane DeJaeger, unmarried, of record in Instrument No. 20160713-0071562, in the Register's Office of Davidson County, Tennessee, dated June 27, 2016 and recorded on July 13, 2016.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 19, Brandywine Farms, as recorded in Book 5050, Page 12.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3816, Page 544 and Book 5088, Page 362.

Easement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, recorded in Instrument No. 20100301-0015446.

This is improved property located at 301 Willow Bough Lane Old Hickory TN 37138

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 8th day of June, 2023

Alexandra Laurain

Alexandra Laurain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 8th day of June, 2023.

Notary Public
My Commission Expires: _____

