WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023094 DEEDWARR
07/06/2023 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230706-0051635

STATE OF TENNESSEE
COUNTY OF WILOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

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
Chelsea Irene Turner	Legacy Home Loans	053-06-0B-121-00
(NAME)	(NAME)	
2003 Waterford Drive	2 Cadillac Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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 Robert Davis Long, a married man and Christopher Wayne Long, a married man and Carlie S. Long, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chelsea Irene Turner, an married woman,** hereinafter called the GRANTEE(S), his/her/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. 28 on the Plan of Waterford Subdivision, Phase 5A, Planned Unit Development, as of record in Plat Book 7900, Page 837, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Robert Davis Long, an unmarried man, Christopher Wayne Long married by Warranty Deed from Kandy Jones Newman, a married woman, dated 02/10/2017, of record in Instrument 20170213-0015074, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of Christopher Wayne Long.

The said Carlie S. Long joins in this conveyance to waive any and all rights she has in said property.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2003 Waterford 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 30th day of June, 2023.

Robert Davis Long

Christopher Wayne Long by Robert Davis Long his atty in fact

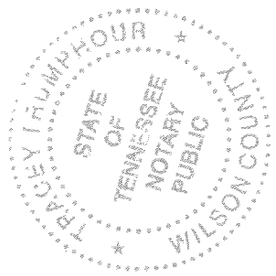
Carlie S. Long

State of Tennessee
County of Wilson

On this 30th day of June, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert Davis Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Christopher Wayne Long, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrumnet No.: 202307060051634, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of June, 2023.

Notary Public:
My Commission Expires: 3.8.2025

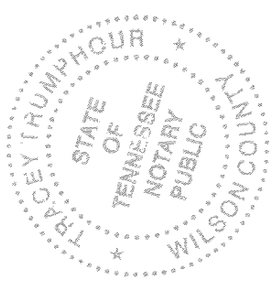


State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Davis Long and Carlie S. 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2023.

Notary Public:
My Commission Expires: 3.8.2025



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

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 6/30/23.

Date

Celia Stewart-Rouse

Affiant Signature

6/30/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of June, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY