Karen Johnson Davidson County
Batch# 1028383 DEEDWARR
07/19/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230719-0055608

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2023.

Notary Public

My commission expires: 5.23.27

(Notary Stamp)

Gregory D. Gardner
State of Tennessee
Notary Public
Sumner County

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Christopher Kent Long and Deidre Shae Long | Legacy Home Loans, LLC dba Steadfast Mortgage | 084-14-0-105-00 |
| 316 Glenwood Drive | 2 Cadillac Drive | |
| Mt. Juliet, TN 37122 | Brentwood, TN 37027 | |

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, I,

**Teresa Dawn Gulledge and Helen Frances Sharpe**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Christopher Kent Long and Deidre Shae Long, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Walnut Grove of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 82 feet on the westerly side of Amherst Drive and runs back between lines, measuring 149.2 feet on the south line and 157.1 feet on the north line, to a dead line in the rear measuring 66 feet thereon.

Being the same property conveyed to Edward B. Gulledge and wife, Marjorie G. Gulledge by Warranty deed from Mayfair Homes, Inc. of record in Book 2344, page 571, Register's Office for Davidson County, Tennessee, dated March 1, 1955 and recorded on March 8, 1956. Marjorie Lee Gulledge died September 30, 1994, leaving Edward B. Gulledge as the surviving tenant by the entirety.

Being the same property conveyed to Teresa Dawn Gullledge and Helen Frances Gulledge Sharpe by Quitclaim deed from Edward B. Gulledge (and wife, Marjorie G. Gulledge, deceased) of record in Instrument No. 20080414-0037498 Register's Office for Davidson County, Tennessee, dated April 4, 20008 and recorded on April 14, 2008.

This is improved property known as **214 Amherst Drive, Nashville, TN 37214-2042.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of July, 2023.

Teresa Dawn Gulledge

Helen Frances Sharpe

**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, Teresa Dawn Gulledge and Helen Frances Sharpe, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of July, 2023.

Notary Public
My Commission Expires: 3.25.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 23-000168-626

SP 11/2015

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 7/17/2023 (date of document).

Affiant Signature

7/18/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

