Karen Johnson Davidson County
Batch# 1108937 DEEDWARR
03/08/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240308-0016213

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-PA-2802-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Lucido and Meghan Lucido	**PennyMac Loan Services, LLC**	
(NAME)	(NAME)	**096 09 0 135.00**
1044 Nave Court	**3043 Townsgate Road, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Westlake Village, CA 91361**	
(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, **EARON D. LONG, JR. AND LEISA DOTY LONG, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY LUCIDO AND MEGHAN LUCIDO, A MARRIED COUPLE** 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 Lot No. 6 on the Plan of Donelson Heights, as of record in Plat Book 1424, Page 35, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Earon D. Long, Jr., a Single Man, and Leisa Johnson, a Single Woman, as Tenants in Common, by Quitclaim Deed from Earon Long a/k/a Earon D. Long, Jr., a Single Man, of record in Instrument No. 20220418-0044044, in the Register's Office of Davidson County, Tennessee, dated April 13, 2022 and recorded on April 18, 2022.

Being the same property conveyed to Earon Long, a single man, by Warranty Deed from James McEwen Bratton III, unmarried, of record in Instrument No. 20210121-0008985, in the Register's Office of Davidson County, Tennessee, dated December 28, 2020 and recorded on January 21, 2021.

The said Earon D. Long, Jr., also known as Earon Long, having since married the said Leisa Johnson whom is now known as Leisa Doty Long.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Plat of Donelson Heights, as recorded in Plat Book 1424, Page(s) 35, said Register's Office.
*Deed Restrictions recorded in Book 1334, Page 453, said Register's Office.
*Protective Covenants recorded in Book 1537, Page 481, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2802 Surrey Road, Nashville, TN 37214**.

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 7th day of March, 2024.

Earon D. Long, Jr.

Leisa Doty Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Earon D. Long, Jr., 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 7th day of March, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Leisa Doty 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 7th day of March, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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

True Copy Certification

I, **Tammy Carney,** 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 7th day of March, 2024.

Affiant Signature

Date 3/7/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027