39B

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,675,000.00.

Affiant

Subscribed and sworn to me on 05/31/24.

NOTARY PUBLIC

My Commission Expires: 3/3/27

Karen Johnson
Batch # 1142438
06/03/2024 02:58:58 PM
Fees: $13.00 Taxes: $6,197.50

Davidson County
DEEDWARR
2 pgs

20240603-0041290

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Meredith E. Long & Clifton Reid Long, III 1719 Warfield Drive Nashville, TN 37215	CMG Mortgage dba CMG Home Loans 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	131-03-0-174.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, K. Bradley Kehler and wife, Lori Ann Kehler, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Meredith E. Long and Clifton Reid Long III, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 30, on the plan of Neil Hunt Subdivision, of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to K. BRADLEY KEHLER AND WIFE, LORI ANN KEHLER, by deed from CLINTON BROWN AND WIFE, TAMMY P. BROWN, of record in Instrument No. 20090416-0034607, dated April 10, 2009, said Register's Office.
>
> This is improved property known as 1719 Warfield Drive, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 05/31/24.

K. Bradley Kehler

Lori Ann Kehler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

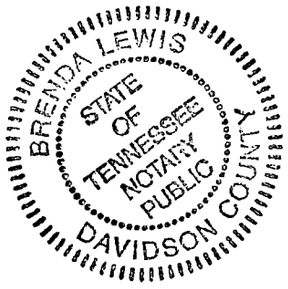
30 (BL)

On 05/31/24, before me personally appeared K. Bradley Kehler and Lori Ann Kehler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/31/24

30 (BL)

NOTARY PUBLIC



My Commission Expires: 9-8-2025