Karen Johnson Davidson County
Batch# 1145152 DEEDWARR
06/10/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20240610-0043274

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$398,000.00**

Subscribed and sworn to before me this 7th day of June, 2024.

Tina Shinn
Notary Public

Affiant

My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Abbey Fagan & Maia Fagan **303 Carlton Place** **Goodlettsville, TN 37072**	Same as New Owner	**018-07-0-157.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Johnny R. Long and Betty R. Long, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Abbey Fagan, a single woman, Maia Rumble-Fagan, a single woman, and Julie Fagan, a married woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Phase Two - Section Four, Charleston Square of record in Plat Book 6900, Page 725, Surveyors Certificate of correction record in Book 7665, Page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny R. Long, unmarried by Warranty Deed from Gene E. Tidwell and wife, Bobbie J. Tidwell of record in Book 8480, page 380, Register's Office for Davidson County, Tennessee, dated October 31, 1991 and recorded on November 06, 1991.

Being the same property conveyed to Johnny R. Long and wife, Betty R. Long, as tenants by the entirety by Quitclaim Deed from Johnny R. Long of record in Book 9198, page 913, Register's Office for Davidson County, Tennessee, dated December 21, 1993 and recorded on December 23, 1993.

Being the same property conveyed to Johnny R. Long and wife, Betty R. Long, as tenants in common by Quitclaim Deed from Johnny R. Long and wife, Betty R. Long of record in Book 10018, page 980, Register's Office for Davidson County, Tennessee, dated April 11, 1996 and recorded on April 17, 1996.

This is improved property known as: 303 Carlton Place, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 7th day of June, 2024.

Johnny R. Long

Betty R. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **JOHNNY R. LONG AND BETTY R. LONG,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 7th day of June, 2024.

My Commission Expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

NOTARY PUBLIC

Certificate of Authenticity

I, Joshua A. Terry, 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 6/7/24.

Affiant Signature – Joshua A. Terry

6/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/10/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27