Karen Johnson
Batch # 1148552
06/18/2024 02:52:05 PM
Fees: $13.00 Taxes: $1,961.00
Davidson County
DEEDWARR
2 pgs
20240618-0045949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7132-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Fulton Alan Robinson and Danielle Knoetze	First Horizon Bank	091-06-3H-001.00-CO
(NAME)	(NAME)	
5815 A Couch Drive	165 Madison Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Memphis TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MADELYN LONG, FORMERLY KNOWN AS MADELYN SUPER, AND CAL LONG, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FULTON ALAN ROBINSON AND DANIELLE KNOETZE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit A, on the Plan of 5815 Couch Drive, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5815 Couch Drive, of record in Instrument No. 20190827-0086385, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Madelyn Super, unmarried by Warranty Deed from C and H Properties LLC, a Tennesse limited liability company of record in Instrument No. 20200521-0053028 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on May 21, 2020.

Cal Long, spouse of Madelyn Long, formerly known as Madelyn Super, joins in this conveyance solely to convey any and all marital interest he may have in subject property

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5815 A Couch Drive, Nashville, TN 37209
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 17 day of June, 2024.

Madelyn Long by Cal Long, Attorney in Fact
Madelyn Long by Cal Long, Attorney-in-fact

Cal Long

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named Cal Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Madelyn Long, as her Attorney in Fact, as the free act and deed of the within named Madelyn Long.

Witness my hand and official seal this the 17 day of June, 2024.

My Commission Expires: 9/2/24

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cal Long, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2024.

My Commission Expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY