This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1150824 DEEDQC
06/25/2024 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240625-0047529

QUITCLAIM DEED

Address New Owners:
Joseph A. Long, Co-Trustee
Sybil Y. Long, Co-Trustee
Joseph and Sybil Long Trust
5208 Fredericksburg Way East
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
171 03 0A 120.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Joseph A. Long and Sybil Y. Long (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Joseph A. Long and Sybil Y. Long, Co-Trustees, and their successors in trust, of the Joseph and Sybil Long Trust dated June 18, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, TN, being Lot No. 232 on the Plan of Section 5-B, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 953, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Long and wife, Sybil Y. Long, by Warranty Deed dated November 1, 1995, from Radnor Homes, Inc., of record in Book 9849, page 908, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5208 Fredericksburg Way East, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including, restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 7798, Page 843; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Pages 81 and 124.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Joseph and Sybil Long Trust dated June 18, 2024, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Joseph A. Long and wife, Sybil Y. Long, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 18th day of June, 2024.

Joseph A. Long, Grantor

Sybil Y. Long, Grantor

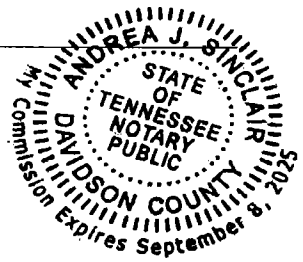
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joseph A. Long, Grantor, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of June, 2024.

Notary Public

My Commission Expires: 9-8-2025



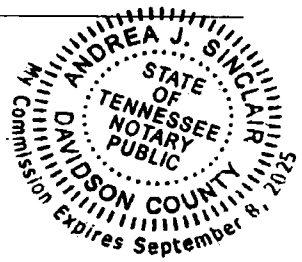
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sybil Y. Long, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of June, 2024.

Notary Public

My Commission Expires: 9-8-2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) .

Joseph A. Long, Affiant

Subscribed and sworn to before me this 18th day of June, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 June 18th, 2024.

Andrea J. Sinclair

Andrea J. Sinclair

June 24, 2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24 day of June, 2024.

Notary Public

My Commission Expires: 07-07-2024

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE