Karen Johnson Davidson County
Batch # 1164343 DEEDWARR
07/30/2024 02:28:12 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20240730-0057700

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63728
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George Edward Powell, III Maura Katherine James 1700 Warfield Drive Nashville, TN 37215	Legacy Home Loans, LLC dba Steadfast Mortgage, ISAOA/ATIMA 1036 Stearman Drive; Ste 6 White House, TN 37188

TAX MAP PARCEL NUMBERS: 13103015500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$925,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clifton Reid Long, III and Meredith Ellen Jones, now known as Meredith Ellen Jones Long, as joint tenants with the right of survivorship,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **George Edward Powell, III and Maura Katherine James, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 7, Plan of Resubdivision Lots 6, 7 and Part of 5 on the Map of Neil Hunt Subdivision, as shown on Plat of record in Instrument No. 20040804-0093340, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clifton Reid Long, III and Meredith Ellen Jones, as joint tenants with right of survivorship, by Warranty Deed from Luke G. Gebhard and wife, Lysbeth D. Gebhard, dated June 10, 2014 and recorded on June 11, 2014, of record in Instrument No. 20140611-0050855, Register's Office for Davidson County, Tennessee. The said Meredith Ellen Jones is now known as Meredith Ellen Jones Long.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Instrument No. 20040804-0093340, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 1700 Warfield Dr., Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2024.

Clifton Reid Long, III

Meredith Ellen Jones Long

State of Tennessee

County of Davidson

On this 30th day of July, 2024, before me the undersigned authority, personally appeared Clifton Reid Long, III and Meredith Ellen Jones Long, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2024.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028