RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-23180-24

Karen Johnson Davidson County
Batch# 1167064 DEEDWARR
08/06/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,254.15
20240806-0059985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,500.00.

Robert Bruce Long
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August 2024

NOTARY PUBLIC

My commission expires: 6-1-2025

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Bruce Long and Jill Long 816 Creekwood Ct Mt. Juliet, TN 37122	Same address as new owner	054-14-0-049.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SEVENTY NINE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($879,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN CALTON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT BRUCE LONG AND JILL LONG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of SECTION 4 BRANDYWINE FARMS, of record in Plat Book 3700, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John E. Calton, an unmarried man, by Warranty Deed from Michael A. Flanders and Chaise S. Flanders, husband and wife, of record in Instrument No. 20131114-0117937, in the Register's Office for Davidson County, Tennessee, dated November 12, 2013 and recorded on November 14, 2013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 111 Kennett Road, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of August, 2024

GRANTOR(S)

John Calton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, John Calton, an unmarried man, 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 seal, this the 6th day of August, 2024.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug. 6, 24 (date of document).

Jennifer L. Pennell

Aug. 6, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

