Name and Address of New Owner:
Rebecca McClure
407 Rachels Court West
Nashville, TN 37076

Send Tax Bills To:
Countybank
3501 Pelham Road
suite 201
Greenville, SC 29615

Karen Johnson Davidson County
Batch# 1176068 DEEDWARR
08/30/2024 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20240830-0067149

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 075-07-0-245.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Long and Kay Smith Long, husband and wife**, "the Grantors ," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Rebecca McClure, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot 14-B as shown on the Plan of Zone Lot Division-Lots 1, 2, 3, 4, 6, 7, 8, 10, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One of record in Book 5200, page 622, and amended in Book 6250, Page 538 and amended in Book 6250, Page 539, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Long and Kay Smith Long, husband and wife, by Warranty Deed from Debra K. Fritts, unmarried, of record in Instrument No. 20140630-0057341 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on June 30, 2014.

Being improved property known as 407 Rachels Court West, Nashville, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 29 day of August, 2024.

_____(SEAL)
David Long

_____(SEAL)
Kay Smith Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Long and Kay Smith Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2024.

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29 day of August, 2024.

_____
Notary Public
My commission expires: 5-9-26

File No. GNT-24-3509

202408300067149

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-29-24.

Affiant Signature

8-29-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of August, 2024.

Notary Signature

My Commission Expires: 5-9-26

