THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $555,000.00 Grace Perry Affiant Subscribed and sworn to before me, this 30 day of August, 2024. Notary Public My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 09-02-2024

Karen Johnson
Batch # 1176188
09/03/2024 09:48:42 AM
Fees: $13.00 Taxes: $2,053.50

Davidson County
DEEDWARR
2 pgs

20240903-0067329

WARRANTY DEED

Address New Owner: Caleb Long and Grace Long 500 Radnor Street, Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 119 13 0 211.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IAN LARS THORSON, AND LAURA THORSON F/K/A LAURA GALANTI, MARRIED,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CALEB LONG AND GRACE LONG, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of College Heights of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to Ian Lars Thorson and Laura Galanti, by Deed dated August 23, 2019 from Shawn Cormier II and Amanda Cormier, husband and wife, and Shawn P. Cormier and Laura Cormier, husband and wife, recorded August 27, 2019, in Instrument Number 20190827-0086408, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **500 Radnor Street, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of August, 2024.

IAN LARS THORSON

LAURA THORSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IAN LARS THORSON AND LAURA THORSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of August 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____