Karen Johnson
Batch # 1182254
09/16/2024 04:01:00 PM
Fees: $13.00 Taxes: $1,755.65
Davidson County
DEEDWARR
2 pgs
20240916-0071539

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. BC-24-385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,500.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Elizabeth Graham	REGIONS BANK DBA REGIONS MTG	
(NAME)	(NAME)	081-03-0B-001.00-CO
1402 Walsh Street	5214 LINCOLN RD EXTENSION	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	HATTIESBURG, MS 39402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PARKER LONG AND LEAH LONG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN ELIZABETH GRAHAM, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "A" to the Master Deed establishing a horizontal property regime of 1402 Walsh Street Townhomes of record in Inst. No. 20070910-0108400, amended in Inst No. 20200408-0037158 and Inst. No. 20210202-0015009, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Parker Long and Leah Long, husband and wife by Warranty Deed from Michael John A. King, married of record in Instrument No. 20210330-0041902 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 30, 2021.

This is property more commonly known as 1402 Walsh Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand this 22nd day of August, 2024.

Parker Long

Leah Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2024, before me personally appeared Parker Long and Leah Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Signature
My commission expires:

