

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $580,000 00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2025.

Notary Public

My commission expires

Karen Johnson Davidson County
Batch # 1262231 DEEDWARR
04/21/2025 09 35 58 AM 2 pgs
Fees $13 00 Taxes $2,146 00

20250421-0029851

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Driano Properties Nashville, LLC	New owner	**084-14-0-105.00**
214 Amherst Dr.		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christopher Kent Long and Deidre Shae Long, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Driano Properties Nashville, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his 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 No 71 on the Plan of Walnut Grove of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee

Said Lot No 71 fronts 82 feet on the westerly side of Amherst Drive and runs back between lines, measuring 149 2 feet on the south line and 157 1 feet on the north line, to a dead line in the rear measuring 66 feet thereon

Being the same property conveyed to Christopher Kent Long and Deidre Shae Long, husband and wife by Warranty Deed from Teresa Dawn Gulledge and Helen Frances Sharpe of record in Instrument No 20230719-0055608 Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on July 19, 2023

This is improved property known as **214 Amherst Dr., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of April, 2025

Christopher Kent Long

Deidre Shae Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Kent Long and Deidre Shae Long, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 17th day of April, 2025

Notary Public
My Commission Expires 3-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No 25-000915-626