Name and Address of New Owner:
Samuel and Liza Chuck Family Trust and Abigail Georgina Chuck
2514 Ashwood Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1264390 DEEDWARR
04/24/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250424-0031470

Map & Parcel No: 104-15-0-041

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, **Karen Long, Trustee of the 2009 Long Living Trust UAD March 23, 2009**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abigail Georgina Chuck, an unmarried individual, and Samuel A. Chuck and Liza R. Chuck, Trustees of the Samuel and Liza Chuck Family Trust, under Declaration of Trust dated January 26, 2012,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 71 on the Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 71 fronts 50.0 feet on the Northerly side of West Ashwood Avenue, formerly "A" street, and runs back parallel lines 160.5 feet to a line.

Being the same property conveyed to Karen Long, Trustee of the 2009 Long Living Trust UAD March 23, 2009, by Quitclaim Deed dated August 7, 2019 from Karen Long, married, recorded August 22, 2019 in Instrument No. 20190822-0084286 in the Register's office.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of April, 2025.

2009 Long Living Trust UAD March 23, 2009 dated March 23, 2009

By: _____ (SEAL)
Karen Long, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Karen Long, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of 2009 Long Living Trust, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 2009 Long Living Trust, by herself as Trustee.

Witness my hand, at this office, this 23rd day of April, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 ~~$600,000.00~~, 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 23rd day of April, 2025.

_____
Notary Public
My commission expires:_____
File No. 2025-7657-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/23/25 (date of document)

Regina Sullo

Affiant Signature

April 24 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 24 day of April, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202504240031470