RECORD AND RETURN TO.
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No : LTL-29321-25

Karen Johnson
Batch # 1265651
04/29/2025 10 52 26 AM
Fees $13 00 Taxes $4,847 00
20250429-0032915

Davidson County
DEEDWARR
2 pgs

Prepared by:
Record and Return To
Chesnutt and Rosenthal Title, Inc
[illegible] Suite 100
[illegible]

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,310,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of April 2025

NOTARY PUBLIC

My commission expires _____

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank M. O'Brien, IV and Kaitlin July O'Brien 899 Lakemont Dr Nashville, TN 37220	Same address as new owner	160-09-0-025.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($1,310,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TO CHRIS ALLAN DELONG AND KAROL ANN DELONG, TRUSTEES OF THE CHRIS AND KAROL ANN DELONG LIVING TRUST DATED THE 13TH DAY OF OCTOBER, 2023**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FRANK M. O'BRIEN, IV AND WIFE, KAITLIN JULY O'BRIEN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 26 on the Plan of Section Three, Oak Hill Estates, of record in Book 4860, pages 3 and 4, 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 Chris Allan Delong and Karol Ann Delong, Trustees of the Chris and Karol Ann Delong Living Trust dated the 13th day of October, 2023, from Chris A. Delong and Karol Ann Delong by Warranty Deed dated October 13, 2023 and recorded October 27, 2023 in Instrument #20231027-0084157, said Register's Office

Being the same property conveyed to Chris A DeLong and Karol Ann DeLong, husband and wife, from Suart A. Garber and Heidi V. Garber, husband and wife, by Warranty Deed dated June 28, 2022 and recorded June 29, 2022 in Instrument #20220629-0075189, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 889 Lakemont Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of April, 2025

GRANTOR(S)

Chris and Karol Delong Living Trust dated October 13, 2023

By: Chris Allan DeLong, Trustee
Chris Allan Delong, Trustee

By: Karol Ann DeLong, Trustee
Karol Ann Delong, Trustee

STATE OF OHIO
COUNTY OF ALLEN

Before me, a Notary Public in and for said State and County aforesaid, personally appeared, **Chris Allan Delong and Karol Ann Delong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Trustees of the Chris and Karol Delong Living Trust dated October 13, 2023,** the within named bargainor(s), and that they as such Trustees, executed the foregoing instrument for the purposes therein contained by signing thier name as such Trustees.

WITNESS my hand and seal, this the 21 day of April 205.

CHRISA I MCGHEE
Notary Public
State of Ohio
My Comm. Expires
December 29, 2028

Chrisa I McGhee
Notary Public

CHRISA I McGHEE
Printed Notary Name

My commission expires: 12-29-28