THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1274107 DEEDWARR
05/16/2025 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250516-0038720

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Anne Lauren Gay and Tyler R. Gay 640 Topeka Drive Hermitage, TN 37067	Mortgage Investors Group 8320 East Walker Springs Ln. Suite 200 Knoxville, TN 37923	075-08-0-068.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kay Smith Long and husband, David E. Long**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Anne Lauren Gay and husband, Tyler R. Gay**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 223 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 223 fronts 89 feet on the southerly margin of Topeka Drive and runs back between lines 140.32 feet on the westerly side and 140.30 feet on the easterly side to a line in the rear measuring 89.00 feet thereon.

Being the same property conveyed to Kay Smith Baluss, by Warranty Deed from Lydia Lunell Smith, of record in Book 11317, page 771, dated January 28, 1999 and recorded on January 29, 1999, Register's Office for Davidson County, Tennessee; further conveyed to Kay Smith Long and husband, David E. Long by Quitclaim Deed from Kay Smith Baluss, of record in Instrument No. 20110208-0011095, dated February 8, 2011 and recorded on February 8, 2011, Register's Office for Davidson County, Tennessee.

This property is commonly known as 640 Topeka Drive, Hermitage, TN 37067*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 14th **day of May, 2025**:

Kay Smith Long

David E. Long

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kay Smith Long** and **David E. Long,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of **May, 2025:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$430,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14 DAY OF **May**, **2025**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 5/14/2025 (date of document).

Date: 5/15/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 15th day of May, 2025.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____