WARRANTY DEED

Karen Johnson
Batch # 1295403
07/09/2025 10 25 AM
Fees $13 00 Taxes $2,023 90

Davidson County
DEEDWARR
2 pgs

20250709-0053941

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

B-BMR-25-2317

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Katelin S. Thomas and Michael T. Thomas	**Barrett Financial Group, L.L.C.**	
(NAME) **2317 Riverside Drive**	(NAME) **2701 East Insight Way, Suite 150**	**072-07-0-269 00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Chandler, AZ 85286**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER S. LONGMIRE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATELIN S. THOMAS AND MICHAEL T. THOMAS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

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

Being Lot No 66 on the Map of R M Dudley's Subdivision of Block A, B, C & D, made by Erle Drake, County Surveyor, dated October 14, 1915, described as follows

Beginning on the southeasterly margin of Riverside Drive, at the common corner of Lots 66 and 67, thence with the line between said lots, southeasterly 170 feet to an alley, thence with said alley, northeasterly 40 feet to the corner of Lots 65 and 66, thence with the line between said lots, northwesterly 70 feet to the southeasterly margin of Riverside Drive, thence with the margin of said Drive, southerly 80 feet to the point of beginning

Being the same property conveyed to Jennifer S Longmire, a single woman by Quitclaim Deed from Crystal Acacia, a single woman of record in Instrument No 20160317-0025425 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on March 17, 2016

This conveyance is subject to.
- Taxes for the year 2025, a lien not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2317 Riverside Drive, Nashville, Tennessee 37216**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th DAY OF JULY, 2025.

Jennifer S Longmire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER S LONGMIRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of July, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212