WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300564 DEEDWARR
07/22/2025 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,415.25
20250722-0057617

File #25-TL-5124-OW

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jay Christopher Powers	**New Owner**	
(NAME)	(NAME)	**147 14 0 004.00**
5124 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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,

KAREN LONG, TRUSTEE OF 2009 LONG LIVING TRUST DATED MARCH 23, 2009,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAY CHRISTOPHER POWERS, A MARRIED PERSON,

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:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of CANDLESTICK FARMS, SECTION ONE of record in Plat Book 3300, Page 56, 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 Lot No. 105 fronts 90.0 feet on the Southeasterly margin of Edmondson Pike and extends back 167.0 feet on the Northeasterly line and 152.1 feet on the Southwesterly line to a broken line in the rear.

Being the same property conveyed to Karen Long, Trustee of The 2009 Long Living Trust, by Quitclaim Deed from Karen Long, unmarried, of record in Instrument No. 20210310-0031236, in the Register's Office of Davidson County, Tennessee, dated March 05, 2021, and recorded on March 10, 2021.

Being the same property conveyed to Karen Long, unmarried woman, by Warranty Deed from Daniel T. Johnston and Courtney Nunnally Johnston, formerly known as Courtney Nunnally, husband and wife, of record in Instrument No. 20210310-0031232, in the Register's Office of Davidson County, Tennessee, dated March 05, 2021, and recorded on March 10, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of CANDLESTICK FARMS, SECTION ONE, as recorded in Plat Book 3300, Page(s) 56.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3375, Page 391.ct)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 5124 Edmondson Pike, Nashville, TN 37211.

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 16 day of July, 2025.

2009 Long Living Trust dated March 23, 2009

By:_____
Karen Long, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of July, 2025, before me personally appeared Karen Long, Trustee of 2009 Long Living Trust dated March 23, 2009, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of July, 2025.

_____
Notary Signature
My commission expires:

see attached

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On 7/16/25 before me, Michelle Lopez, NOTARY Public
Date *Here Insert Name and Title of the Officer*

personally appeared KAREN LONEY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MICHELLE LOPEZ
Notary Public - California
Santa Clara County
Commission # 2420500
My Comm. Expires Oct 10, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michelle Lopez
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY Deed
Document Date: 7-16-25 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: 2009 LONEY LIVING TRUST dated MARCH 23, 2009	Signer is Representing: _____

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True Copy Certification

I, **Tammy Carney,** 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 this the 16 day of July, 2025.

Affiant Signature
Date 7.18.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

