This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6342-KP

Karen Johnson Davidson County
Batch# 1303631 DEEDQC
07/30/2025 12:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060258

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this the 29 day of July, 2025.

Notary Public
My Commission Expires: 5/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily C. Long and Thao Bui 330 Wimpole Drive Nashville, TN 37211	New Owner	147 08 0D 001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Emily C. Long, unmarried,** ("Grantor") do/does hereby quitclaim and convey unto **Emily C. Long, unmarried woman, and Thao Bui,** ("Grantee"), **as joint tenants with right of survivorship**, their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 3998 TAYLOR ROAD RESIDENCES, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220825-0096020, in the Register's Office for Davidson County, Tennessee, to which Plan is reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily C. Long, unmarried, by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Instrument No. 20250711-0054520, in the Register's Office of Davidson County, Tennessee, dated June 26, 2025 and recorded on July 11, 2025.

Being the same property conveyed to Secretary of Veterans Affairs, an Officer of the United States, by Special Warranty Deed from Nationstar Mortgage LLC d/b/a Mr. Cooper, of record in Instrument No. 20250214-0011179, in the Register's Office of Davidson County, Tennessee, dated January 23, 2025, and recorded on February 14,

2025.

Being the same property conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, by Deed in Lieu of Foreclosure from Melvin C. Logan Jr., unmarried, of record in Instrument No. 20250214-0011177, in the Register's Office of Davidson County, Tennessee, dated January 14, 2025, and recorded on February 14, 2025.

Being the same property conveyed to Melvin C. Logan Jr., an unmarried man, by Warranty Deed from Cobalt Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230710-0052486, in the Register's Office of Davidson County, Tennessee, dated July 05, 2023, and recorded on July 10, 2023.

Being part of the same property conveyed to Cobalt Ventures, LLC, by Warranty Deed from Lolita Esaw and Joseph Melvin Bush and Ashley Sherrie Bush and Harold Sean Bush, of record in Instrument No. 20220909-0101108, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022, and recorded on September 09, 2022. Also see Affidavit of Scrivener's Error of record in Instrument No. 20230517-0037036, Register's Office of Davidson County, Tennessee.

This is improved property located at: **3996 Taylor Road, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of July, 2025.

GRANTOR:

Emily C. Long

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily C. Long, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of July, 2025.

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

QUITCLAIM DEED

File No.: 6-6342-KP

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/29/2025 (date of document).

Affiant Signature

7/29/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL