This Instrument Prepared By:
Access Title & Escrow, Inc
214 North Jefferson Street
Winchester, TN 37398

Send Tax Bills to Property Owner:
Christopher Kormos and Kelly Kormos
7613 Indian Springs Dr
Nashvill,e TN 37211

Karen Johnson Davidson County
Batch# 1306800 DEEDWARR
08/08/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250808-0062969

WARRANTY DEED

Map & Parcel No:102-04-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KAREN LYNN LONG, ADMINISTRATRIX OF THE ESTATE OF EVELYN LOUISE SMITH LONG AND KAREN LYNN LONG, SOLE HEIR AT LAW OF EVELYN LOUIS SMITH LONG, DECEASED**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Kelly Kormos and Christopher Kormos, wife and husband 'the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 790, Charlotte Park Subdivision, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for said County. SAID Lot No. 790 fronts 76 feet on the northwesterly side of Mercomatic Court and runs back between lines, 125.5 feet on the northeasterly line and 132.7 feet on the southwesterly line, to a line at the rear, measuring 76.3 feet thereon.

Subject to Agreement of record in Book 2593, page 566; to Restrictive Covenants of record in Book 4017, page 699; and Matters as shown on plat of record in Plat Book 3700, pages 67-68, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to BILLY L. LONG AND WIFE, EVELYN S. LONG, by deed of record in Book 4214, page 11, said Register's Office. The said Billy L. Long passed away on or about February 27, 2020, leaving the said Evelyn S. Long as the surviving tenant by the entirety. The said Evelyn S. Long died intestate on or about January 8, 2025, leaving the said Karen Lynn Long as her sole surviving heir at law as evidenced in Probate Case No. 25P172, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. See Affidavit of Heirship of record in Instrument No: 202508080062968 in the Register's Office, Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as:
6505 Mercomatic Court, Nashville, TN 37209

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees', their heirs and assigns forever, and we do covenant with the said Grantees' 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 Grantees', 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 persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2025.

the Estate of Evelyn Louise Smith Long a/k/a
Evelyn S. Long

By: Karen Lynn Long
Karen Lynn Long, Administratrix

Karen Lynn Long
Karen Lynn Long, heir at law

STATE OF TENNESSEE
COUNTY OF FRANKLIN

Personally appeared before me, a Notary Public in and for said county and state, the within named Karen Lynn Long, Administratrix of the Estate of Evelyn Louise Smith Long a/k/a Evelyn S. Long and Karen Lynn Long as sole heir at law, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she individually as herself and as Administrsatrix of the estate having the authority to do so executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of July, 2025.

Donna Johnson
Notary Public
My commission expires: 12/17/25

DONNA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00**.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 1st day of August, 2025.

Notary Public
My commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/07/2025.

Affiant Signature

08/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/07/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

