This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1334977 DEEDWARR
10/16/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20251016-0082617

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $299,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16th Day of October, 2025

Notary Public

My Commission expires _____/_____/_____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MARCH 3, 2026

NAME AND ADDRESS OF PROPERTY OWNER:
Melissa Ann Brumfield and Russell O'Daniel Brumfield
310 Parkwood Trail NW
Cleveland, TN 37312

SEND TAX BILLS TO:
Melissa Ann Brumfield and Russell O'Daniel Brumfield
New Owner

MAP AND PARCEL NUMBER: 097020A69000CO

WARRANTY DEED
25NT01365

Effective the 16th Day of October, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lori A. Long and Hunter E. Long, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Melissa Ann Brumfield, as to a 21.5% interest, and Russell O'Daniel Brumfield, as to a 78.5% interest, as joint tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 690 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori A. Long and Hunter E. Long, wife and husband from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed dated 11/29/2017 and recorded 12/01/2017 in Instrument No. 20171201-0122783, Register's Office of said County.

This is an improved property commonly known as: 1836 Riverbirch Lane, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 16 day of October, 2025

Lori A Long

Lori A. Long

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lori A. Long, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Hunter E Long

Hunter E. Long

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Hunter E. Long, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on October 16, 2025 (date of document).

Signature

10/16/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16th day of October 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026