WARRANTY DEED

Karen Johnson Davidson County
Batch# 1348259 DEEDWARR
11/20/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20251120-0092708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$394,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/18/2026

(AFFIX SEAL)

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Michael Long and Kevin Brown	New Owner	143-06-0C-005.00
(NAME)	(NAME)	
937 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I/we John C. Felts, as Personal Representative of the **Estate of David O. Felts**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Long and Kevin Brown, a married couple**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit #B-1, Harpeth Trace, Wood Valley Condominiums, as shown on the plat of Harpeth Trace, Wood Valley Condominiums recorded as Exhibit "B" to the Master Deed of record in Book 7382, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David O. Felts, an unmarried person by Warranty Deed from Carolyn D. Johnson, an unmarried person, dated 03/26/2003, of record in Instrument No. 20030326-0039937, Register's Office for Davidson County, Tennessee.

The said David O. Felts died testate on September 30, 2024, devising subject property to John C. Felts, as Personal Representative of the Estate of David O. Felts, deceased, as evidenced in File No. 24P2137, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 937 Harpeth Trace Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 18th **day of November, 2025.**

The Estate of David O. Felts

By: John C. Felts, Personal Representative
John C. Felts, Personal Representative

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John C. Felts**, the **Personal Representative** for **The Estate of David O. Felts**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that **he** executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 18th **day of November, 2025.**

Notary Public:
My Commission Expires: _____
(SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Certificate of Authenticity

I, Joshua A. Terry, 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 11/18/2025.

Affiant Signature – Joshua A. Terry

11/19/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/19/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27