Return to:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 #17852

Karen Johnson Davidson County
Batch # 1354596 DEEDWARR
12/05/2025 12 33 28 PM 2 pgs
Fees $13 00 Taxes $3,182 00

20251205-0096867

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste 205
Brentwood, TN 37027
RT-25-5602

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000 00

Affiant

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of December, 2025

Notary Public

Commission Expires _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dennis W Petty 3207 A Long Blvd Nashville, TN 37203	PO Box 120743 Nashville tn 37212	104-02-3U-004.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bancroft O'Quinn, Jr., a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis W. Petty, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No 4 on the Plan of Long Blvd Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration Establishing A Horizontal Property Regime For The Long Blvd Townhomes of record in Instrument No. 20221018-0113815, as amended in Instrument No 20230817-0064341 and Instrument No 20241115-0089029, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Bancroft O'Quinn, Jr., a single man by Warranty Deed from Belmont Real Estate Holdings II, LLC, a Tennessee limited liability

company of record in Instrument No. 20200803-0085417 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 03, 2020

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as: 3207 A Long Blvd, Nashville, TN 37203

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 so 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 genders

Dated this the 3rd day of December, 2025.

Bancroft O'Quinn, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of December, 2025, before me personally appeared Bancroft O'Quinn, Jr , 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 3rd day of December, 2025.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD