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This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7704-TM

Karen Johnson Davidson County
Batch # 1360197 DEEDWARR
12/19/2025 12:18:09 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20251219-0100981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2025.

Notary Public
My Commission Expires: 3/3/2028

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-DAVIDSON COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Russell Williams and Monica Williams 209 Claytie Court Nashville, TN 37221	Studio Bank 124 12th Ave South, Ste 400 Nashville, TN 37203	141 15 0D 111.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brandon Long and Natasha Long, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Monica H. Williams and Russell Williams, wife and husband** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of PHASE II, "SHEFFIELD" ON THE HARPETH, of record in Plat Book 6900, Page 410 and 411, Register's Office for said County.

Said Lot No. 111 fronts 81.81 feet on the Northerly margin of Claytie Court and extends back 125.00 feet on the Easterly line and 140.00 feet on the Westerly line to a dead line in the rear, measuring 85.19 feet thereon.

Being the same property conveyed to Brandon Long and Natasha Long, husband and wife, by Warranty Deed from Howard A. Thompson and wife, Deborah A. Thompson, of record in Instrument No. 20180806-0076898, in the Register's Office of Davidson County, Tennessee, dated July 30, 2018, and recorded on August 06, 2018. Also see Scrivener's Affidavit recorded in Instrument Nos. 20181025-0105828 and 20181026-0106297, Register's Office of Davidson County, Tennessee.

This is improved property located at: **209 Claytie Court, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons

whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2025.

GRANTOR:

Brandon Long

Natasha Long

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office this 18th day of December, 2025.

Notary Public
My Commission expires: 9-11-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY