Karen Johnson Davidson County
Batch# 1393441 DEEDWARR
03/16/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $7,159.50
20260316-0020949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,935,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of March, 2026.

(Affix Seal) Notary Public

My Commission Expires:

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

2026-02-3831

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Bryan Krabousanos 6028 Opus Street Nashville, TN 37027	NEW OWNER	Map/Parcel 171-02-0C-018.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicolle Long and Zachary Long, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Bryan Krabousanos, a single man,** hereinafter called the GRANTEE, his heirs and assigns, that 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. 18 on the Plan of Final Plat, Callie Subdivision Phase 1, of record in Plat Instrument Number 20220207-0013826, 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 the same property conveyed to Nicolle Long and Zachary Long, wife and husband by Warranty Deed from GP Luxury, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231205-0093634 Register's Office for Davidson County, Tennessee, dated December 04, 2023 and recorded on December 05, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6028 Opus Street, Nashville, TN 37027.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 16 day March, 2026.

Nicolle Long

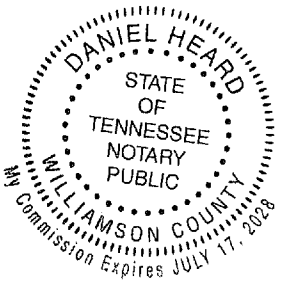
Zachary Long

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16 day of March, 2026, before me personally appeared Nicolle Long and Zachary Long, 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 16 day of March, 2026.

Notary Signature
My commission expires: 7.17.28



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3-18-2026 (date of document).

Jennifer Pennell

3-16-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 3-16, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal