Davidson County
2951 Ned Shelton Road (Step 1)

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1399079 DEEDQC
03/30/2026 03:07:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0025180

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Robert Bruce Long and Christopher Wayne Long 816 Creekwood Ct. Mt. Juliet, TN 37122	SAME	135 00 0 397.00

ROBERT BRUCE LONG and CHRISTOPHER WAYNE LONG, the Successor Co-Trustees of the BOB G. LONG QUALIFIED RESIDENCE TRUST dated November 20, 1996, as a result of the Trust attaining the Income Term, wish to terminate the Trust and implement the plan of disposition for such property provided for in the said BOB G. LONG QUALIFIED RESIDENCE TRUST dated November 20, 1996. The successor Co-Trustees have filed a Notice of Successor Co-Trustees pursuant to Tennessee Code Annotated section 35-1-111 and filed such Notice in the Register of Deeds for Davidson County, Tennessee.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROBERT BRUCE LONG and CHRISTOPHER WAYNE LONG, Co-Trustees of the BOB G. LONG QUALIFIED RESIDENCE TRUST dated November 20, 1996 (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said Trust, do hereby quitclaim and convey unto ROBERT BRUCE LONG and CHRISTOPHER WAYNE LONG, each, individually, a 50% undivided interest to own as tenants in common (hereinafter together referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

BEGINNING at a hickory tree in the Westerly margin of Ned Shelton Road at a common corner with Wallace, being Wallace's Northeast corner; thence Westerly with line of Wallace 547 feet to a stake, thence Southerly with line of Wallace 162 feet to a point in line of McClendon; thence Westerly with line of McClendon 100 feet to a point in line of remaining lands of Grantors; thence perpendicular to line with McClendon Northerly to a point in line of Jones; thence Easterly with line of Jones 375 feet, more or less, to a point, common corner with Ross; thence Southerly with line of Ross, McClendon and Wallace 880 feet to a point, Wallace's Southwest corner; thence with Southerly line of Wallace to a point in the Westerly margin of Ned Shelton Road; thence Southerly with said margin of said Ned Shelton Road 50 feet to the point of beginning.

BEING the same property conveyed to the Bob G. Long Qualified Residence Trust dated November 20, 1996 from Bob G. Long by Quitclaim Deed of record in Book 10265, Page 607, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2951 Ned Shelton Road, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the Trustee of the BOB G. LONG QUALIFIED RESIDENCE TRUST dated November 20, 1996. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR HANDS this 30th day of MARCH, 2026.

BOB G. LONG QUALIFIED RESIDENCE TRUST, GRANTOR

By: Robert Bruce Long
ROBERT BRUCE LONG, Trustee

By: Christopher Wayne Long
CHRISTOPHER WAYNE LONG, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 30th day of March, 2026, before me personally appeared ROBERT BRUCE LONG, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the BOB G. LONG QUALIFIED RESIDENCE TRUST and acknowledged that he executed the same as his free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.

CODY M. HENLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires: July 6, 2026

Notary Public
My Commission Expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 30 day of March, 2026, before me personally appeared CHRISTOPHER WAYNE LONG, to me known or proved to me on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Co-Trustee of the BOB G. LONG QUALIFIED RESIDENCE TRUST and acknowledged that he executed the same as his free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.

CODY M. HENLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires: July 6, 2026

Notary Public
My Commission Expires: 7/6/2026

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(vii) [formerly Section 67-4-409(a)(3)(G)].