**Davidson County**
**2951 Ned Shelton Road (Step 2)**

**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
20260330-0025181

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PAR. NO. |
|---|---|---|
| **Bob G. Long 2026 Irrevocable Trust dated MARCH 30, 2026**<br>**c/o Jill F. Long and**<br>**Elizabeth Ann Long, Co-Trustees**<br>**816 Creekwood Ct.**<br>**Mt. Juliet, TN 37122** | **SAME** | **135 00 0 397.00** |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ROBERT BRUCE LONG and CHRISTOPHER WAYNE LONG, (hereinafter referred to as "Grantor"), by these presents, do hereby quitclaim and convey unto JILL F. LONG and ELIZABETH ANN LONG, CO-TRUSTEES of the BOB G. LONG 2026 IRREVOCABLE TRUST, its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of its 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 Robert Bruce Long and Christopher Wayne Long from Robert Bruce Long and Christopher Wayne Long, Co-Trustees of the Bob G. Long Qualified Residence Trust dated November 20, 1996 of record as Instrument No. 20260330-0025180, 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 deed conveying the interest in said property to Grantor. 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.

Robert Bruce Long
ROBERT BRUCE LONG, Grantor

Christopher Wayne Long
CHRISTOPHER WAYNE LONG, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me Cody Henley, a Notary Public of this County, ROBERT BRUCE LONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30 day of March, 2026.

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 )

Personally appeared before me Cody Henley, a Notary Public of this County, CHRISTOPHER WAYNE LONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30 day of March, 2026.

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

**THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(1)(D) OF THE TENNESSEE CODE ANNOTATED.**

**GRANTEE:**
**Bob G. Long 2026 Irrevocable Trust**

**JILL F. LONG,**
**Co-Trustee**

**ELIZABETH ANN LONG,**
**Co-Trustee**

**Sworn and subscribed to before me this 30th day of March, 2026.**

**My Commission Expires:** 7/6/2026

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

**Notary Public**