Davidson County
2917 Ned Shelton Road and 2921 Ned Shelton Road

Prepared by and Return to:

Tommy C. Estes
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Karen Johnson Davidson County
Batch # 1399079 DEEDQC
03/30/2026 03:07:09 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260330-0025183

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Bob G. Long 2026 Irrevocable Trust dated 3-30, 2026 c/o Jill F. Long and Elizabeth Ann Long, Co-Trustees 816 Creekwood Ct. Mt. Juliet, TN 37122	**SAME**	**Map-135 Parcel-257.00**

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:

> Situate and lying in the 2nd Civil District of Davidson County, Tennessee and described as follows:
>
> Beginning at a pin in the West margin of Ned Shelton Road, the same being the Southeast corner of land owned by Nora Frances Kennedy, and running thence with her line West 420 feet, more or less, to an iron pin; thence South 315 feet more or less; to a point, said point being a common corner with the remaining lands of Elizabeth Shelton Johnson; thence East 420 feet more or less, and with line of remaining lands of Elizabeth Shelton Johnson to a point in the West margin of said Ned Shelton Road; thence

Northerly with the margin of said Ned Shelton Road 315 feet more or less, to the point of beginning containing 3 acres, more or less.

Also known as Lot 1 and Lot 2 of the Ross Subdivision of record in Plat Book 5210, page 379 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Subject to Elizabeth Shelton Johnson, her heirs and assigns, the right to use water from a well located on the herein conveyed property, and it is agreed that the parties (which agreement shall be binding upon their heirs and assigns) shall share expense, maintenance and upkeep of said well, the pump therein and all other equipment directly connected thereto except water line to the separate residences.

Being the same property conveyed to Christopher Wayne Long and Robert Bruce Long by Warranty Deed dated September 6, 2006, from David J. Waynick, Trustee of the Ross Trust, of record in Instrument No. 20060906-0110218, Register's Office for Davidson County, Tennessee.

The conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

This is improved property known as: 2917 Ned Shelton Road, and 2921 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

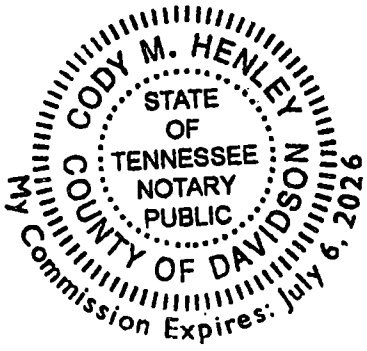
Christopher Wayne Long

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 30th day of March, 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.



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

JILL F. LONG,
Co-Trustee

Elizabeth Ann Long

ELIZABETH ANN LONG,
Co-Trustee

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

My Commission Expires: 7/6/2026

Notary Public

