Davidson County
2947 Ned Shelton Road and 2941 Ned Shelton Road

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
20260330-0025184

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-189 & 388**

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:

> Land in Davidson County, Tennessee, being Lot No. 1 and 2 on the Plan of Wallace Acres Subdivision as shown on the plan of record in Plat Book 8250 Page 82 Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.
>
> Being the same property conveyed to Robert B. Long and Christopher W. Long by Warranty Deed dated April 3, 1995, from John T. Wallace and wife Frances L. Wallace, of record in Book 9638, Page 404, 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: 2947 Ned Shelton Road, and 2941 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 Mar, 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

Notary Public

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