Davidson County
2949 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
20260330-0025185

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-280**

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 point at a common corner with the property of the Bob G. Long 1996 Qualified Residence Trust (hereinafter referred to as "the Trust"), being the Trust's southwest corner; thence Westerly with line of McClendon 1013 feet to a point in the line created by the transfer of this property to James W. Hall and wife, Rosemary H. Hall, by S. B. Gardner and wife, Eva Gardner; thence Northerly with the line of the then remaining lands of Gardner 1124 feet to a point in the line of Pugh; thence Easterly with the line of Pugh and Jones approximately 857 feet to a point, common corner with northeast corner of the Trust property; thence southerly with line of the Trust to the point of beginning.

Being the same property conveyed to Robert Bruce Long and Christopher Wayne Long by Quitclaim Deed dated May 11, 1998, from Bob G. Long and wife, Jo Anne Long, of record in Book 10928, Page 993, 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: 2949 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 30 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

Notary Public

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