Karen Johnson Davidson County
Batch# 1402724 DEEDWARR
04/07/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20260407-0028044

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-26-989

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of April, 2026

Notary Public

Commission Expires: 1/30/27

CHRISTEN RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Long 4700C Indiana Avenue Nashville, TN 37209	New Owner Property	091-11-0-419.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Alexander Petty and Lauren Elise Petty, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Long

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 605 of Block No. 102, on the Plan of West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 605 fronts 25 feet on the northerly side of Indiana Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Alexander Petty and Lauren Petty, husband and wife by Warranty Deed from Regal Development, LLC, a Tennessee limited liability company

of record in Instrument No. 20170525-0052367 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on May 25, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 4700C Indiana Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4 CBR AP 6th day of April, 2026.

Alexander Petty

Lauren Elise Petty

STATE OF ~~TENNESSEE~~ NORTH CAROLINA CBR
COUNTY OF ~~WILSON~~ BUNCOMBE CBR

On this 4 CBR 6th day of April, 2026, before me personally appeared Alexander Petty and Lauren Elise Petty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 CBR 6th day of April, 2026.

Notary Signature
My commission expires: 2-18-31

CECILIA B RYANE
NOTARY PUBLIC
BUNCOMBE COUNTY
North Carolina
My Commission Expires 2-18-31

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

Certificate of Authenticity

I, Krystal Schuster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/4/26.

Date

Affiant Signature

4/4/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of April, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)