Karen Johnson Davidson County
Batch# 1409828 DEEDWARR
04/22/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,196.95
20260422-0033312

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,500.00.

Barnali Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Avalon Malikya Morgan-Nichols
Exp. 6/3/2029
ID No. 135517653

S-CL-26-247

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Luxora Homes, LLC	**Same As New Owner**	
(NAME)	(NAME)	**096-05-0-045.00**
624 Bayhill Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT VERNON LONGHAUSER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUXORA HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 53 and 54 on the Map of Bluefields, Section No. 2, of record in Book 843, page 34 Register's Office for said County, and being Lot No. 3 on the unrecorded Map of R. D. Stanford's Resubdivision of certain lots in Bluefields, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, as follows:

Beginning at a point in the Northerly margin of Cumberland Circle, 2 feet East of the common corner of Lot No's. 53 and 54 of said Bluefields Subdivision; thence Northerly and crossing the dividing line between said Lots Nos. 53 and 54 of said Subdivision, 290 feet, more or less, to a point 10 feet more or less West of the common corner of Lots Nos. 53 and 54 of said Subdivision; thence Northeasterly, 60 feet to a point 115 feet, more or less, Southwest of the common corner of Lots 52 and 53 of said Subdivision; thence Southerly 305 feet, more or less to a point in the Northerly margin of Cumberland Circle; thence Westerly with the Northerly margin of Cumberland Circle 76 feet to the point of beginning.

Being the same property conveyed to Robert Vernon Longhauser by Quitclaim deed from Robert Vernon Longhauser and Elwyn Patrice Longhauser of record in Instrument No. 20031216-0179568 Register's Office for Davidson County, Tennessee, dated October 15, 2003 and recorded on December 16, 2003.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of Bluefields of record in Plat Book 843, Page 34, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **247 Cumberland Circle, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 16th DAY OF APRIL, 2026.

Robert Vernon Longhauser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT VERNON LONGHAUSER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jenesia McDougal, 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 4/16/2026.

Date

Affiant Signature

4/16/2026
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 16 day of April, 2026.

Notary's Signature

My Commission Expires: 10-15-2029
Date

Notary's Seal (if on paper)

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380