Karen Johnson Davidson County
Batch# 1419256 DEEDWARR
05/12/2026 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260512-0042552

| RECORDING INFO | STATE OF TENNESSEE )<br>COUNTY OF Sumner )<br><br>The actual consideration for this transfer or value of property transferred (whichever is greater) is $405,000.00.<br><br>Affiant<br><br>Sworn to and subscribed before me this 11th day of May, 2026.<br><br>Notary Public<br><br>My Commission Expires: 10.29.27 |
|---|---|
| PREPARED BY AND RETURN TO:<br>Valerie Webb & Associates PLLC<br>3037A Highway 31W<br>P.O. Box 887<br>White House, TN 37188 | |

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Kevin Paul Shinskie<br>8163 Bonnafair Drive<br>Hermitage, TN 37076 | New Owner(s) | 075-01-0-050.00 |

THIS GENERAL WARRANTY DEED is made and effective as of the 11th day of May, 2026 (the "***Effective Date***"), by and between:

**REBECCA A. LONG and KENNETH LONG, wife and husband ("*Grantor*"); and**

**KEVIN PAUL SHINSKIE, an unmarried man ("*Grantee*").**

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

**Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Hermitage Hills, Section Twelve of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Rebecca A. Eldred, unmarried by Warranty Deed from Ricky Flemings, unmarried of record in Instrument No. 20091020-0096765 Register's Office for Davidson County, Tennessee, dated October 19, 2009 and recorded on October 20, 2009.**

This is improved property commonly known as 8163 Bonnafair Drive, Hermitage, TN 37076.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements or claims of easements not shown by the Public Records.

3. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 4820, Page 611, amended in Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

**IN WITNESS WHEREOF,** Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

**GRANTOR:**

Rebecca A. Long

Kenneth Long

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, REBECCA A. LONG and KENNETH LONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2026.

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 5/11/2026 (**date of document**).

**Affiant Signature**

5/11/26

**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this 11th day of May, 2026.

**Notary's Signature**
**My Commission Expires:**

