Karen Johnson Davidson County
Batch# 1429408 DEEDWARR
06/08/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260608-0051412



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2026.

Notary Public
My commission expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Rachel A. Massa and Seth Massa	SWBC Mortgage Corp.	**141120B09100CO**
7161 Bay Cove Trail	9311 San Pedro #100	
Nashville, TN 37221	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

Amanda Lockwood Long and Zachary Dylan Long, wife and husband.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel A. Massa and Seth Massa, wife and husband,

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. 103, Phase 5, Southampton, of record in Plat Book 6900, Page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Amanda Lockwood Long and Zachary Dylan Long, wife and husband, by Warranty Deed from Garrett Mowrey and Amanda Motel, nka Amanda Mowrey, husband and wife, dated December 6, 2019, of record in Instrument No. 20191213-0128629, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7161 Bay Cove Trail, Nashville, TN 37221.

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 do 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 in 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.

Amanda Lockwood Long Date: 6/3/26

Amanda Lockwood Long

Date: 6/3/26

Zachary Dylan Long

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Amanda Lockwood Long and Zachary Dylan Long, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2026.

L Hahn

NOTARY PUBLIC

My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 06/03/2026.

John Cobb Rochford

Date: 06/03/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 06/03/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29