Karen Johnson Davidson County
Batch# 1464929 DEEDWARR
08/27/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260827-0079710

Name and Address of New Owner:
Daniel Paul Longaberger, Jr., Jamie Page Longaberger, and Daniel Talan Longaberger
401 Ezell Pike
Nashville, TN 37217-2909

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13400003101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kimberly Dye, Kyle Pulley, Keith Pulley, and Kaleb Pulley**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Paul Longaberger, Jr. and Jamie Page Longaberger, husband and wife, and Daniel Talan Longaberger, unmarried, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying in the 2nd Civil District of said county, being a part of Lot No. 1 of the G.W. Proctor Subdivision, not of record, and being a part of the property marked "Massey Property" and shown on the plan of Bowood Heights, as of record in Book 2331, Page 47, Register's Office for said county, and described as follows:

Beginning at a point at the intersection of the west margin of New Ezell Road with the south margin of Old Ezell Road; thence with the west margin of New Ezell Road in a southerly direction, around a curve to the right, having a radius of 2,815 feet, more or less, a distance of 130 feet to a point; continuing with the west margin of New Ezell Road, South 21 degrees West 70 feet to an iron pin; thence leaving said road, South 86 degrees 30' West 200 feet to an iron pin; thence North 21 degrees East 200 feet, more or less, to an iron pin in the south margin of Old Ezell Road; thence with the south margin of the same, North 86 degrees 30' East 200 feet to the point of beginning.

Being the same property conveyed to Ray C. Pulley, married by Warranty Deed from Carolyn Faye Pedelty, unmarried, dated 8/13/2009 and filed of record in Instrument No. 20090818-0077758, in the Register's Office for Davidson County, Tennessee. Ray C. Pulley died 10/14/2015, for further information see Affidavit of Heirship filed of record in Instrument No. 2026-0417-0031545, in the Register's Office for Davidson County, Tennessee., naming Kimberly Dye (1/3 interest), Kyle Pulley (1/3 interest), Keith Pulley (1/6 interest), Kaleb Pulley (1/6 interest) as his surviving sole heirs at law.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 401 Ezell Pike, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2026.

Kimberly Dye (SEAL)
Kimberly Dye

(SEAL)
Kyle Pulley

(SEAL)
Keith Pulley

(SEAL)
Kaleb Pulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2026, before me personally appeared Kimberly Dye, Kyle Pulley, Keith Pulley and Kaleb Pulley, 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.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 31st day of July, 2026.

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 11.5.29

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 7/31/24 (date of document).

Affiant Signature

7/31/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2026.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL