Karen Johnson Davidson County
Batch# 1482504 DEEDWARR
10/08/2026 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20261008-0092617

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $100,000.00 Affiant Subscribed and sworn to before me, this 6th day of October, 2026. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

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:
Cornerstone Homes of TN Inc	**NEW OWNER**	**05101002300**
2019 WOODCLIFF DR	**2019 WOODCLIFF DR**	
SMYRNA, TN 37167	**SMYRNA, TN 37167**	

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,

James W Long and wife, Diane D G Long

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

Cornerstone Homes of TN Inc

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 the 4.57 acre parcel on the plan of Long's One Lot Subdivision, a plat of which is of record in Plat Book 8250, Page 883, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James W Long and wife, Diane D G Long, by Deed from Lynne Anne Shoffner, a single person, dated January 12, 1979, of record in Book 5388, Page 141, in the Register's Office for Davidson County, Tennessee. Further reference made to that Suit Quieting Title to subject property of record in Instrument No. 20220511-0054187, RODCT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the terms and provisions of that Right of First Refusal as detailed inInstrument No. 20070926-0114524, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

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 824 Due West Avenue N, Madison, TN 37115.

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.

James W Long Date: 9/29/26
James W Long

Diane D G Long Date: 9/29/26
Diane D G Long

STATE OF Florida

COUNTY OF Bay

Personally appeared before me, a Notary Public of said County and State, James W Long and Diane D G 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. by means of physical presence who produced State Drivers license

Witness my hand, at office, this 29th day of September, 2026

Maryah Jackson
NOTARY PUBLIC

My Commission Expires: 06/09/2030
HH811914

Maryah Jackson
Notary Public – State of Florida
Commission No. HH811914

202610080092617

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/29/2026 (date of document).

Jennifer Russell
Affiant Signature

10/6/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of October 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

