WARRANTY DEED

Karen Johnson Davidson County
Batch# 600750 DEEDWARR
03/26/2021 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20210326-0040066

STATE OF TENNESSEE, COUNTY OF DAVIDSON

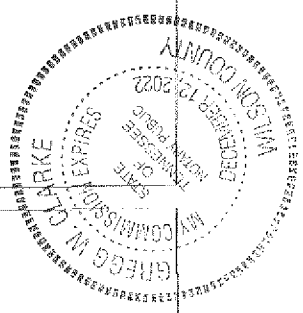
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00.

Affiant

Subscribed and sworn to me on 02/08/2021

NOTARY PUBLIC

My Commission Expires:



THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2206 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelley W. Ernst Zachary M. Ernst 5704 Cane Ridge Road Antioch, TN 37013	Morgan Stanley Private Bank 4270 Ivy Point Blvd Cincinnati, OH 45245	174-00-0-198.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICHAEL LAUGHLIN AND WIFE, DIANNA TINDELL, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto Kelley W. Ernst and Zachary M. Ernst, hereinafter called "GRANTEES," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in the 32nd Councilmanic District for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Cane Ridge Road, being 25 feet from the centerline of said road and being the northwestern most corner of this tract, also the common corner with James D. Kieffer, said point being a P.K. nail with a metal tag stamped 1672; thence S 83 degrees 51 minutes 40 seconds E and passing a square wooden post at 23.23 feet, and then 439.83 feet further for a total distance of 463.06' to an old iron rod; thence N 82 degrees 56 minutes 47 seconds E, a distance of 73.33' to an old iron rod; thence S 84 degrees 33 minutes 29 seconds E, a distance of 126.82' to an old iron rod; thence along a fence, N 24 degrees 39 minutes 02 seconds E, a distance of 194.43' to an old iron rod; thence S 83 degrees 42 minutes 33 seconds E, & distance of 237.28' to an old iron rod at a fence corner post; thence leaving said fence, S 05 degrees 27 minutes 08 seconds W, a distance of 302.97' to a new iron rod; thence S 85 degrees 24 minutes 05 seconds W, a distance of 842.22' to a new iron rod in the margin of Cane Ridge Road; thence along said margin N 05 degrees 57 minutes 23 seconds W, a distance of 75.19' to a new iron rod being the Point of Curvature in said margin; thence around a curve to the left through a central angle 42 degrees 14 minutes 26 seconds, an arc distance of -225.39', a chord bearing of N 27 degrees 04 minutes 37 seconds W, a distance of 220.32' to the point of beginning.
Included but excluded from the above tract is a parcel containing 0.1975 acres, more or less, conveyed to Margaret K. Gilmore by Deed of record in Instrument No. 20070601-0065026, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of out conveyance.

TRACT II:

Land in the 32nd Councilmanic District for Davidson County, State of Tennessee, described as follows, to wit:

Beginning at the common front corner of the lands of Michael Laughlin and Dianna Tindell; of record in Instrument Number 20040602-0064608, in the Register's Office of Davidson County, Tennessee, and the lands of Margaret K. Gilmore, of record in Deed Book 10590, Page 770, said Register's Office, the same point being on the northeasterly

right-of-way of Cane Ridge Road, thence along the northeasterly right-of-way of Old Cane Ridge Road (to be abandoned), following a curve to the right having a radius of 337.92 feet, a distance of 236.65 feet to a point of tangency; thence continuing along said right-of-way South 05 degrees, 32 minutes, 27 seconds East 61.6 feet to a point on the common line dividing the lands of Michael Laughlin aforesaid, and the lands of Cane Ridge Farms, LLC of record in Deed Book 11431, Page 163, said Register's Office; thence along said dividing line South 81 degrees, 01 minutes, 58 seconds West 42.53 feet to a point on the northeasterly right-of-way of relocated Cane Ridge Road; thence along said right-of-way following a curve to the left having a radius of 575 feet, a distance of 276.30 feet to a point; thence severing the excess right-of-way as dedicated on the plan of Cane Ridge Farms Subdivision, Phase One of record in Instrument Number 200008250083988, said Register's Office, and crossing Old Cane Ridge Road (to be abandoned), North 58 degrees, 32 minutes, 51 seconds West 138.57 feet to the point of beginning, containing 0.628 acres, more or less.

TRACT III:

A Tract of land in the 32nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being bounded on the north and west by a tract of land as deeded to Margaret K. Gilmore as of record in Book 10590, Page 770, Register's Office for *Davidson County, Tennessee; and on the east and south by the lands of which this tract is* a part, said lands belonging to Michael Laughlin and Dianna Tindell as of record in Instrument No. 20040602-0064608, Register's Office for Davidson County, Tennessee; and being more particularly described according to a boundary and partition survey prepared by: H & H Surveying, Inc. dated May 23, 2007, Job No. 2006-055 as follows:

Commencing at an iron rod (old), in the old northeasterly right-of-way line of Cane Ridge Road (now abandoned - 50' R.O.W.) at the common westerly property corner between the aforesaid Gilmore tract and the Tindell tract; thence, S 83 degrees 33' 37" E 462.52 feet to an iron rod (old); thence, N 83 degrees 21' 50" E 73.27 feet to an iron rod (old) the true point of beginning; thence, leaving said common property line, with a new line through the property of which this tract is a part, generally with an existing woven wire fence, N 11 degrees 17' 29" W 44.06 feet to an iron rod (new); thence, leaving said line and fence, and continuing with a new line S 85 degrees 21' 08" E 155.55 feet to an iron rod (new) in the common property line between the aforesaid Gilmore tract and the Tindell tract; thence, with said common line, in part, S 25 degrees 01' 40" W 48.00 feet to an iron rod (old) at a break in said common line; thence, with said common line, in part, N 84 degrees 09' 46" W 126.76 feet to the point of beginning and containing 6168 square feet or 0.14 of an acre, more or less as calculated by the above bearings and distances.

Being part of the same property conveyed to MICHAEL LAUGHLIN AND WIFE, DIANNA TINDELL by Deed from MARK WAYNE DUGGER AND WIFE, CAROL ANN DUGGER of record in Instrument No. 20040602-0064608, dated May 21, 2004, Register's Office for Davidson County, Tennessee, (as to Tract I); and all of the property by Deed from MARGARET K. GILMORE of record in Instrument No. 20070601-0065027, dated May 31, 2007 Register's Office for Davidson County, Tennessee, (as to Tract III).
AND
Being all of the same property conveyed to MICHAEL LAUGHLIN AND WIFE, DIANNA TINDELL LAUGHLIN by Deed from CANE RIDGE FARMS, LLC of record in Instrument No. 20060608-0068302, dated June 7, 2006, Register's Office for Davidson County, Tennessee, (as to Tract II).

The said DIANNA TINDELL and DIANNA TINDELL LAUGHLIN are one in the same.

This is improved property known as 5704 Cane Ridge Road, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on January 25, 2021.

MICHAEL LAUGHLIN

DIANNA TINDELL

STATE OF Florida
COUNTY OF Polk

On January 25, 2021, before me personally appeared MICHAEL LAUGHLIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 25, 2021.

Notary Public State of Florida
Alysha Maria Layland
My Commission GG 953624
Expires 02/02/2024

NOTARY PUBLIC

My Commission Expires: 02/02/2024

STATE OF Florida
COUNTY OF Polk

On January 25 2021, before me personally appeared DIANNA TINDELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 25, 2021.

Notary Public State of Florida
Alysha Maria Layland
My Commission GG 953624
Expires 02/02/2024

NOTARY PUBLIC

My Commission Expires: 02/02/2024

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY