WARRANTY DEED

Karen Johnson Davidson County
Batch# 627614 DEEDWARR
05/03/2021 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210503-0059221

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

Subscribed and sworn to me on April 29, 2021.

NOTARY PUBLIC

My Commission Expires: 8-7-22

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP – PARCEL#*
Thomas Austin Ervin Tiffany Honey Ervin 836 Hillwood Blvd. Nashville, TN 37209	*Same as New Owner*	104-46-A 55-CO 7DA-71850

FOR AND IN CONSIDERATION of Two Hundred Seventy Five Thousand and No/100 ($275,000.00) 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, **Bryan Jones, Trustee of the Thomas E. Ervin Revocable Living Trust dated June 28, 2012** (hereinafter called "GRANTOR"), have bargained and sold and by these presents do transfer and

convey unto **Thomas Austin Ervin and Tiffany Honey Ervin, Husband and Wife** (hereinafter called "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Building Site No. 55 on the Plan of Richmeade Place, Section IV, as shown on a Plat of record in Book 5210, page 16, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Thomas E. Ervin, Trustee of the Thomas E. Ervin Revocable Living Trust dated June 28, 2012 by Quitclaim Deed dated October 27 2016 from Thomas E. Ervin and being of record in Instrument Number 20161102-0116100, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable and have been prorated between the parties and will be the sole responsibility of the Grantees for payment thereof when they become due and payable;
2. Any and all building and zoning regulations of the City, County and State.
3. Declaration of Covenants of record in Book 4941, Page 637, Book 5019, Page 946, Book 5036, Page 338, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, said Register's Office.
4. Any and all notes and matters on the Plan of record in Plat Book 5210, Page 16, said Register's Office.
5. Charter for Richmeade Place homeowners association of record in Book 4941, Page 685 and Book 4942, Page 633, said Register's Office.
6. By-Laws for Richmeade Place homeowners association of record in Book 4941, Page 689, Book 5036, Page 368 and Book 5213, Page 945, said Register's Office.

This property is also known as improved property located at 401 Bowling Avenue, Unit 48, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his successors and assigns, 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.

WITNESS my hand on this 29th day of April, 2021.

GRANTOR:

The Thomas E. Ervin Revocable Living Trust dated June 28, 2012

By: _____
Name: Bryan Jones
Title: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Bryan Jones, to me known or proved to me on the basis of satisfactory evidence and acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Thomas E. Ervin Revocable Living Trust dated June 28, 2012, is authorized by the Trust or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of The Thomas E. Ervin Revocable Living Trust dated June 28, 2012.

Witness my hand this 29th day of April, 2021.

Pamela D. McNerney
NOTARY PUBLIC

My Commission Expires: 5/2/2022

PAMELA D. MCNERNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

