STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12588

Karen Johnson Davidson County
Batch# 649271 DEEDWARR
06/03/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210603-0074911

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Anthony Kline and Beverly Owen Woodward (NAME)	InterLinc Mortgage Services, LLC (NAME)	48-200
4970 Clarksville Highway (STREET ADDRESS)	10613 W. Sam Houston Pkwy N., Suite 200 (STREET ADDRESS)	
Nashville, TN 37189 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Eric Ericson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Anthony Kline, an unmarried man and Beverly Owen Woodward, an unmarried woman, as tenants in common with right of survivorship,** 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:

Beginning in the northeasterly margin of Clarksville Highway which is the southeast corner of an original 13.54 acre tract of land conveyed to W.J. Lokey and wife Dorothy K. Lokey, be deed from A. Basil Graves of record in Book 1557, page 348, Register's Office for Davidson County, Tennessee; thence north 39°30' east 820 feet to a pin in Graves' property west line; thence north 50°30' west 275 feet to an iron pin; thence south 39°30'west 802 feet to a pin in the northeasterly margin of Clarksville Highway; thence south 46° east 276 feet along the northeasterly margin of Clarksville Highway to a pin, the point of beginning, containing 5.12 acres more or less. This being a portion or a part of the afore mentioned 13.54 acre tract of land.

Being the same property conveyed to Eric Ericson by Deed dated February 2, 2001 from Affidavit of Inheritance of Mildred Lee Hamby, recorded February 2, 2001, in Instrument Number 20010202-0010295, Register's Office of Davidson County, Tennessee.
Anne Ericson joins in this conveyance for the purpose of conveying any interest she may have, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Metro Letter regarding sewage soil absorption system in Book 5299, page 751, said Register's Office.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4970 Clarksville Highway, Nashville, TN 37189.

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 is 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. Whenever 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/our hand(s) this 27th day of May, 2021.

Eric Ericson

Anne Ericson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MTH

On this 27th day of May, 2021, before me personally appeared Eric Ericson, *and Anne Ericson 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.

Witness my hand, at office, this 27th day of May, 2021.

Notary Signature
My commission expires: 3/21/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024