Karen Johnson Davidson County
Batch# 837514 DEEDWARR
04/11/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220411-0041527

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024
(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File #22-DM-0214-C

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Steven Lynch and Elizabeth Byrd Bell Lynch, Trustees of Timothy & Elizabeth Lynch Family Trust dated April 7, 2014		
(NAME)	(NAME)	**054-09-0-026.00**
411 Walnut St #14942	SAME	
(ADDRESS)	(ADDRESS)	
Green Cove Springs, FL 32043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH ERWIN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY STEVEN LYNCH AND ELIZABETH BYRD BELL LYNCH, TRUSTEES OF TIMOTHY & ELIZABETH LYNCH FAMILY TRUST DATED APRIL 7, 2014** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property, Known as Dupontouia, as of record in Book 843, page 56, Register's Office for said County, being Tract "D" on the resubdivision of said lot, described according to a survey made by Cantrell and Greek, Surveyors, October 9, 1940, as follows:

Beginning in the center of an unnamed street, at the southwest corner of the property conveyed to S. A, Givens et ux, by deed from Lewis R. Mefford et ux, of record in Book 1279, page 253, Register's Office for Davidson County, Tennessee; thence with the center of said street, Southwardly 100 feet to the Northwest corner of the property conveyed to J. O. Ellis et ux, by deed from Lewis R. Mefford et ux, of record in Book 1179, page 194, Register's Office for Davidson County, Tennessee; thence with the Ellis' northerly line, Eastwardly 247.3 feet; thence Northwardly 100 feet to Givens Southeast corner; thence with Givens' southerly line, westwardly 246.9 feet to the beginning.

Being the same property conveyed to Ronald W. Foster and wife, Martha J. Foster; and Elden T. Green and wife, Mary E. Green by Warranty deed from William H. Woods and wife, Sally B. Woods of record in Book 5159, page 53, Register's Office for Davidson County, Tennessee, dated June 02, 1977 and recorded on June 14, 1977.

Being the same property conveyed to Ronald W. Foster and wife, Martha J. Foster by Quitclaim deed from Elden T. Green and wife, Mary E. Green of record in Book 5956, page 729, Register's Office for Davidson County, Tennessee, dated October 27, 1982 and recorded on October 29, 1982.

The said Martha J. Foster having died on or about January 27, 2015, leaving Ronald W. Foster as surviving

tenant by the entirety.

The said Ronald W. Foster having died on or about August 20, 2021. Probate of his Last Will and Testament was opened in Docket No. 21P2021, in the Seventh Circuit Probate Court for Davidson County, Tennessee. An order approving the sale of said real estate was entered into the record under Docket No. 21P2021.

Being the same property conveyed to Kenneth Erwin, unmarried by Warranty deed from Susan Adamson, executor of the estate of Ronald W. Foster of record in Instrument No. 20211124-0156489 Register's Office for Davidson County, Tennessee, dated November 23, 2021 and recorded on November 24, 2021.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **214 Anthony Street, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31 day of March, 2022.

Kenneth Erwin

STATE OF Texas
COUNTY OF Hays

On this 31 day of March, 2022, before me personally appeared Kenneth Erwin, 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 31 day of March, 2022.

Brandi Wheeler
Notary Signature
My commission expires:

BRANDI WHEELER
Notary Public, State of Texas
Comm. Expires 08-22-2023
Notary ID 124629401

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 April 1, 2022.

Tracey Trumphour
Affiant
Date: 4-1-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1 day of April, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY