WARRANTY DEED

Karen Johnson Davidson County
Batch# 839010 DEEDWARR
04/13/2022 11:12:17 AM 2 pgs
Fees: $13.00 Taxes: $1,973.95

20220413-0042822

File No.: RES-22-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Erickson, II and Martha Erickson	Same as owner	160 15 0A 082.00 CO
(NAME)	(NAME)	
204 Hearthstone Manor Lane Brentwood, TN 37027		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM G. RUSSELL AND WIFE, MARY ANN RUSSELL**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT C. ERICKSON, II AND MARTHA ERICKSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 Unit No. 82, on the Condominium Site Plan, Phase IV, Hearthstone Manor, a Part of Hearthstone P.U.D., of record in Plat Book 6250, Page 990, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to William G. Russell and wife, Mary Ann Russell, from William A. Hall and wife Louise J. Hall, by Warranty Deed dated February 7, 1997, recorded February 18, 1997, in Book 10351, Page 466, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 204 Hearthstone Manor Lane, Brentwood, TN 37027
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 8th day of April, 2022

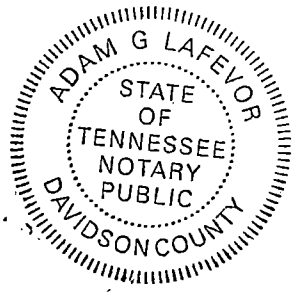
William G Russell
William G. Russell

Mary Ann Russell
Mary Ann Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2022, before me personally appeared William G. Russell and Mary Ann Russell, 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 8th day of April, 2022.



Notary Signature
My commission expires: 3/6/24

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171