Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845543

Karen Johnson Davidson County
Batch# 1052918 **DEEDWARR**
09/22/2023 10 05 27 AM 2 pgs
Fees $13 00 Taxes $2,405 00

20230922-0074560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $650,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2023.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harry H. Chitwood, III. and Julie A. Chitwood 120 Shute Drive Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064 03 0A 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence E. Erickson, (and his successors in Trust) Trustee of the Lawrence E. Erickson Revocable Living Trust u/a/d December 14, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harry H. Chitwood, III. and Julie A. Chitwood, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 64, Phase Eight Section One, Brandywine Pointe (A Planned Unit Development), of record in Book 7900, page 619, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence E. Erickson, (and his successors in Trust) Trustee of the Lawrence E. Erickson Revocable Living Trust u/a/d December 14, 2016, by Quit Claim Deed from Lawrence E. Erickson, Trustee under the Lawrence E. Erickson and Barbara A. Erickson Living Trust u/a/d October 1, 1993, of record in Instrument No. 20161222-0134748, in the Register's Office of Davidson County, Tennessee, dated December 20, 2016 and recorded on December 22, 2016.

Being the same property conveyed to The Lawrence E. Erickson & Barbara A. Erickson, Living Trust Under Agreement dated October 1, 1993, Lawrence E. Erickson & Barbara A. Erickson, Joint, by Warranty Deed from Richard H. Dilts and wife, Carolyn A. Dilts, of record in Book 11492, Page 570, in the Register's Office of Davidson County, Tennessee, dated May 24, 1999 and recorded on May 25, 1999. The said Barbara A. Erickson died on June 18, 2014, leaving Lawrence E. Erickson as the sole Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Eight Section One, Brandywine Pointe (A Planned Unit Development), as recorded in Plat Book 7900, Page(s) 619.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of Brandywine Pointe (A Planned Unit Development), as recorded in Plat Book 7900, Page 156.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8120, Page 170; as amended in Book 8671, Page 484, Book 9010, Page 627 and Rules & Regulations recorded in Instrument No. 20151207-0122778.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9123, Page 645.

This is improved property located at 120 Shute Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2023.

The Lawrence E. Erickson Revocable Living Trust, dated December 14, 2016

Lawrence E. Erickson TRUSTEE

By: Lawrence E. Erickson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence E. Erickson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Lawrence E. Erickson Revocable Living Trust, dated December 14, 2016 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of September, 2023.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024