THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146227** Karen Johnson Davidson County Batch# 1074454 DEEDWARR 11/22/2023 10:04:21 AM 2 pgs Fees: $13.00 Taxes: $2,956.30 20231122-0090905	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $799,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2023. Notary Public My Commission Expires: VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Robert Todd Ervin and Jodi J. Ervin 145 Keyway Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 04 0 063.00

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, **Paul R. Flanigen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Todd Ervin and Jodi J. Ervin, 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. 66 on Map of West Meade Farms, Section III, as of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 66 fronts 201 feet on the Southwesterly side of Keyway Drive and runs back between parallel lines 200 feet to a dead line.

Less and Except: (General Warranty Deed in Instrument No. 20171016-0105837)

Being the Westerly 25 feet of a Parcel of land in the Twenty Third Councilmanic district of Davidson County, Tennessee, located on the South margin of Keyway Drive, being shown as Parcel 063.00 on Davidson County Tax Map 129-04, and shown as lot 66 on the Map of West Meade Farms, Section 3 as evidenced in Plat Book 1835, Page 4, in the (RODCT), said parcel belonging to Flanigen, as evidenced in Instrument 20150924-0097096, and being more particularly described as follows:

BEGINNING at an iron pin located at the Northeast corner of Lot 65, Parcel 064.00, as shown on Map 129-04, belonging to Ervin, as evidenced in Instrument 20160907-0093897, said iron pin also being the Northwest corner of the property herein described, thence;

1) Along the South margin of Keyway Drive, and with the North line of the property herein described, South 57 degrees 13 minutes 13 seconds East, a distance of 25.00 feet to a point, said point being the Northeast corner of the property herein described, thence;

2) Leaving the South margin of Keyway and severing Parcel 063.00, South 32 degrees 49 minutes 50 seconds West, a distance of 200.10 feet to a point in the North line of Parcel 050.00 as shown on Map 129-04, said parcel belonging to Cary, as evidenced in Instrument 20150824-0085310, said point also being the Southwest corner of the property herein described, thence;

3) With the North line of Parcel 050.00 and with the South line of the property herein described, North 57 degrees 05 minutes 46 seconds West, a distance of 25.00 feet to an iron pin, said iron pin being at the Southeast corner of said Parcel 064.00, and said iron pin being the Southwest corner of the property herein described, thence;

4) With the East line of Parcel 064.00 and with the West line of the property herein described, North 32 degrees 49 minutes 50 seconds East, a distance of 200.04 feet to an iron pin, said iron being the point of BEGINNING, containing 0.1148 acres or 5001.75 square feet.

Being part of the same property conveyed to Paul R. Flanigen, by Quitclaim Deed from Paul R. Flanigen, Trustee of The Liz F. Flanigen Revocable Trust, which was created under and pursuant to The Liz F. Flanigen Revocable Trust Agreement dated January 24, 2023, of record in Instrument No. 20230901-0068680, in the Register's Office of Davidson County, Tennessee, dated August 29, 2023 and recorded on September 01, 2023.

Being part of the same property conveyed to Paul R. Flanigen, Trustee of the Liz F. Flanigen Revocable Trust, which was created under and pursuant to The Liz F. Flanigen Revocable Trust Agreement dated January 24, 2023, by Quitclaim Deed from Liz F. Flanigen, of record in Instrument No. 20230125-0005663, in the Register's Office of Davidson County, Tennessee, dated January 24, 2023 and recorded on January 25, 2023. The said Liz F. Flanigen died on August 08, 2023.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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 West Meade Farms Section 3, as recorded in Plat Book 1835, Page(s) 4.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1851, Page 258.

This is improved property located at 141 Keyway Drive Nashville TN 37205

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 November, 2023.

Paul R. Flanigen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul R. Flanigen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2023.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025