This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3676-KP

Karen Johnson Davidson County
Batch# 1151750 DEEDWARR
06/27/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20240627-0048386

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $780,000.00.

Affiant
Subscribed and sworn to before me, this the 26th day of June, 2024.

Notary Public
My Commission Expires: 5/24/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joyce L. Minton 652 Logwood Briar Cir. Brentwood, TN 37027	Lora Jackson 652 Logwood Briar Cir. Brentwood, TN 37027	172 13 0A 103.00

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael G. Erskine and Patricia H. Erskine, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joyce L. Minton, Trustee of Joyce L. Minton Revocable Living Trust dated December 15, 2017**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee. being Lot No. 63 on the Plan of SECTION TWO, WILLIAMS GROVE of record In Plat Book 9700, Pages 902 through 906, in the Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael G. Erskine and Patricia H. Erskine, husband and wife, by Warranty Deed from Pulte Homes Tennessee, limited partnership, of record in Instrument No. 20010503-0045464, in the Register's Office of Davidson County, Tennessee, dated April 27, 2001 and recorded on May 03, 2001.

This is improved property located at: **652 Logwood Briar Circle, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2024.

GRANTORS:

Michael G. Erskine

Patricia H. Erskine

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael G. Erskine and Patricia H. Erskine, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

202406270048386

Certificate of Authenticity

I, Jennifer G. Lloyd, do hereby make oath that I am a licensed attorney and/or the 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 June 26, 2024.

Date

Affiant Signature

6/26/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 2024.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY