Karen Johnson Davidson County
Batch# 1246193 DEEDWARR
03/14/2025 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20250314-0018834

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: May 8, 2026

(AFFIX SEAL)

Andrew Sipore State of Tennessee Notary Public Davidson County

File No. EM-25-8901

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily E. Erwin, Ryan Gray Erwin, and Ryan P. Erwin	New Owner	
(NAME)	(NAME)	091-05-0J-001.00-CO
609A Waco Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lea K. Davis and Thomas L. Davis Jr, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily E. Erwinn an unmarried Woman, Ryan Gray Erwin, an unmarried man, and Ryan P. Erwin, a married man,** HEREINAFTER CALLED THE GRANTEE, 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, being Unit A as shown on Exhibit "B" on the plan of 609 Waco Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160713-0071572, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Lea K. Davis and Thomas L Davis Jr., wife and husband by Warranty Deed from Curtis M. Groves, married of record in Instrument No. 20170620-0061881 Register's Office for Davidson County, Tennessee, dated June 19, 2017 and recorded on June 20, 2017.

This is property more commonly known as 609A Waco Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Lea K. Davis

Thomas L. Davis, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2025, before me personally appeared Lea K Davis and Thomas L Davis Jr, 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 12th day of March, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **March 12, 2025**.

Date

Affiant Signature

March 12, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12th** day of **March**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)