This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24132-AP

Karen Johnson Davidson County
Batch# 1267644 DEEDWARR
05/02/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250502-0034096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Range Construction LLC 129 Haverford Dr. Nashville, TN 37205	Pinnacle Bank, a Tennessee bank 150 Third Avenue South, Suite 900 Nashville, TN 37201	129-04-0-063

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, **Robert Todd Ervin and Jodi Jefcoat Ervin, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Range Construction LLC, a Tennessee Limited Liability Company**, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the 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 the same property conveyed to Robert Todd Ervin and Jodi J. Ervin, husband and wife by Warranty Deed from Paul R. Flanigen, dated November 20, 2023, recorded November 22, 2023, of record in Instrument No. 20231122-0090905, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to 1) Property taxes for the year 2025 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 and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 1st day of May, 2025.

GRANTOR:

Robert Todd Ervin

Jodi Jefcoat Ervin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Todd Ervin and Jodi Jefcoat Ervin, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

202505020034096

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/02/2025.

Affiant Signature

05/02/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/02/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY