Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250550919

Karen Johnson Davidson County
Batch # 1278374 DEEDWARR
05/28/2025 10 39 48 AM 2 pgs
Fees $13 00 Taxes $2,904 50
20250528-0041725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $785,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steve Erro and Lauren Erro 321 Swynford Ct Brentwood TN 37027	New Owner	Tax Parcel ID No. 172 13 0A 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, **David Wayne Hamrin and Vanya Lee Hamrin, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steve Erro and Lauren Erro, husband and wife**, ("Grantees"), their 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. 13 on the Plan of WILLIAMS GROVE, SECTION TWO, R40 RESIDENTIAL P.U.D, of record in Plat Book 9700, pages 902, 903, 904, 905 and 906, said Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David Wayne Hamrin and spouse, Vanya Lee Hamrin, by Warranty Deed from Richard L. Lebow, married, of record in Instrument No. 20110627-0048915, in the Register's Office of Davidson County, Tennessee, dated June 24, 2011 and recorded on June 27, 2011.

The execution of this instrument is affected by the signature of Vanya Lee Hamrin as Attorney-in-Fact for David Wayne Hamrin, which Power of Attorney is recorded in Instrument Number 20250528-0041724, said Register's Office.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLIAMS GROVE, SECTION TWO, R40 RESIDENTIAL P.U.D,, as recorded in Plat Book 9700, Page(s) 902-906.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.UAD. BOUNDARY WILLIAMS GROVE R40 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page 520.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 10741, Page 678; as amended in Book 11167, Page 755; Book 11643, Page 316 and Instrument No. 20010514-0049490.

Charter for Williams Grove Homeowners Association Inc recorded as Book 10741, Page 671 and amended in Instrument No. 20010618-0064214.

Common Open Space Deed recorded as Instrument No. 20010514-0049489.

This is improved property located at 321 Swynford Ct Brentwood TN 37027

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, Grantors warrant that this instrument is effective as of the 27th day of May, 2025.

David Wayne Hamrin by Vanya Lee Hamrin as Attorney-in-Fact

David Wayne Hamrin by Vanya Lee Hamrin as Attorney-in-Fact

Vanya Lee Hamrin

Vanya Lee Hamrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vanya Lee Hamrin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David Wayne Hamrin and that she is authorized by David Wayne Hamrin to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of May, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of May, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028