25-5179

THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Wilson)
The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	The actual consideration or value, whichever is greater, for this transfer is: $494,000.00 Affiant Subscribed and sworn to before me, this 26th day of August, 2025. Notary Public My Commission Expires: 10-26-25

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1319958 DEEDWARR
09/08/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20250908-0071669

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Glenn Bates and Peggy Bates 2052 Hickory Brook Drive, Hermitage, TN 37076	~~New Owner~~ Legacy Home Loans DBA Steadfast Mtg 2 Cadillac Dr Brentwood, TN 37027	Tax Parcel ID No. 097 02 0A 381.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHELSEA ERICKSON AND WILLIAM ERICKSON, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GLENN BATES AND PEGGY BATES, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 381 on the Plan of Final Plat of Villages of Riverwood Section One, Phase 4C of record in Plat at Instrument No. 20130702-0068170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chelsea Erickson And William Erickson, Wife and Husband by Deed dated October 11, 2019 from Diego Salvador Salinas Rosa, A Single Man and Kristen Salinas De La Rosa, A Single Woman, recorded October 15, 2019, in Instrument Number 201910150105506, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2052 Hickory Brook Drive, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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.

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IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2025.

CHELSEA ERICKSON

WILLIAM ERICKSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHELSEA ERICKSON AND WILLIAM ERICKSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of August 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2028

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 8-26-25 (date of document).

Alex Sharer
Affiant Signature

9-8-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 8 day of Sept., 2025.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25