WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353671 DEEDWARR
12/04/2025 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,101.60
20251204-0096278

File No.: RES-25-124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELAINA ROSE RAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 25, 2027
COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jane Turner and Jeffrey Turner	New Owner	160 15 0A 027.00 CO
(NAME)	(NAME)	
124 Hearthstone Manor Circle Brentwood, TN 37027		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT CLAYTON ERICKSON, II AND MARTHA ANN ERICKSON, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARY JANE TURNER AND JEFFREY TURNER, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 27 on the Condominium Site Plan, Phase II, Hearthstone Manor, a Part of Hearthstone P.U.D., of record in Plat Book 6200, Page 144, revised in Plat Book 6200, Page 642, and amended in Plat Book 6250, Page 492, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Clayton Erickson, II and Martha Ann Erickson, from Fifth Third Mortgage Company, by Special Warranty Deed dated February 11, 2010, recorded February 22, 2010, in Instrument No. 20100222-0013138, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 124 Hearthstone Manor Circle, Brentwood, TN 37027
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 3rd day of December, 2025.

Robert Clayton Erickson, II

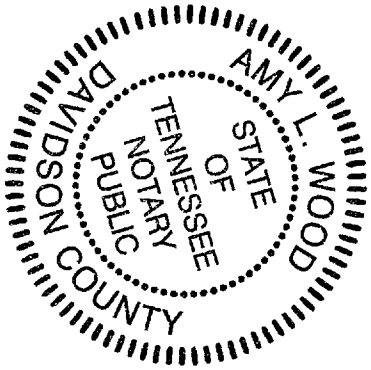
Martha Ann Erickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2025, before me personally appeared Robert Clayton Erickson, II and Martha Ann Erickson, 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 3rd day of December, 2025.

Notary Signature
My commission expires: 7/7/2027



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, 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 December 3, 2025.

Affiant Signature

12/3/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 3 day of December, 2025.

Elaina Rose Ragan
Notary's Signature

My Commission Expires: Aug 25th 2027

Notary's Seal

ELAINA ROSE RAGAN
NOTARY PUBLIC
TENNESSEE
My Comm Exp.
August 25, 2027
COUNTY OF DICKSON

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-124