THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
DANIEL D. ERICKSON, Trustee **JOY P. ERICKSON, Trustee** 4308 Brackenwood Drive Old Hickory, Tennessee 37138	Same	064 09 0 171.00

Karen Johnson Davidson County
Batch # 1393765 DEEDWARR
03/17/2026 08:28:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260317-0021008

WARRANTY DEED

For no consideration, **DANIEL D. ERICKSON** and **JOY P. ERICKSON** hereinafter referred to as Grantors, by these presents do transfer and convey unto **DANIEL D. ERICKSON or JOY P. ERICKSON, trustees of the ERICKSON REVOCABLE LIVING TRUST DATED** 3-12-2026 hereinafter referred to as Grantees, their successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING all that real property known, designated, and described as Lot No. 11 on the plan of SOUTHFORK Subdivision, Section One, as shown on map/plat recorded at Plat Book 6250, Pages 384 and 385, Davidson County Registry, which description is hereby referenced.

For back title, see Instrument 20120829-0077921, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 12 day of March, 2026.

DANIEL D. ERICKSON

JOY P. ERICKSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **DANIEL D. ERICKSON and JOY P. ERICKSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of March, 2026.

Notary Public

BARRY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES FEBRUARY 08, 2027

My Commission Expires: .

My Commission Expires 02 -08-2027