RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-41161-26

Karen Johnson Davidson County
Batch# 1458875 DEEDWARR
08/12/2026 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260812-0074336

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Lili Vaught
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026

Emilee Barrett
NOTARY PUBLIC

My commission expires: 4/22/30

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Ervin and Lisa Ervin 2138 Kirkwall Drive, Nolensville, TN 37135	Same address as new owner	187-09-0A-276-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($570,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN RAY EDDINGS AND PAULA E EDDINGS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS ERVIN AND LISA ERVIN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Lot No. 276, Phase One, Section Two, Burkitt Village, as appearing of record in Instrument No. 20141002-0090861, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jeffrey Lane Harrington and Tina Marie Harrington, husband and wife, by deed dated 04/29/2022, from Stephen L. Doran and Pamela P. Doran, husband and wife, of record in Instrument No. 20220509-0053029, Register's Office for said County.

Being the same property conveyed to Stephen Ray Eddings and Paula E Eddings, husband and wife, by Warranty Deed from Jeffrey Lane Harrington and Tina Marie Harrington, husband and wife, dated February 24, 2026, and recorded March 4, 2026, in Instrument No. 20260304-0017123, in Davidson County Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2138 Kirkwall Drive, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7 day of August, 2026

GRANTOR(S)

Stephen Ray Eddings

Paula E Eddings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Stephen Ray Eddings and Paula Elaine Eddings, 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 seal, this the 7 day of Aug, 2026.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 **8/7/26** (date of document).

Emilee Barrett
Affiant Signature

8/7/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **7th** day of **August**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

