Karen Johnson Davidson County
Batch# 1480608 DEEDWARR
10/05/2026 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20261005-0091447

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (375,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ASHLEY HARRIS (NAME)	**NEW OWNER** (NAME)	**041 03 0A 096.00**
1409 GOODNIGHT COURT NASHVILLE, TN 37207 (ADDRESS)	**1409 GOODNIGHT COURT NASHVILLE, TN 37207** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of October, 2026, the undersigned, **ERIN HENDRICKSON AND PATRICK HENDRICKSON, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ASHLEY HARRIS, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1409 GOODNIGHT COURT, NASHVILLE, TN 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of SECTION TWO, VANTAGE POINTE (FORMERLY NORTH FORTY), as shown by plat of record in Instrument No. 20060406-0040015, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Erin Gregory and Patrick Hendrickson, both unmarried as tenants in common with right of survivorship, by Warranty Deed from Jordan Blake Laxton and Stacie Laxton, husband and wife, of record in Instrument No. 20150316-0022077, in the Register's Office of Davidson County, Tennessee, dated March 04, 2015, and recorded on March 16, 2015.

Note: Erin Gregory married Patick Hendrickson and legally changed her name to Erin Hendrickson.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of October, 2026.

GRANTOR: ERIN HENDRICKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ERIN HENDRICKSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 1st day of October, 2026.

Notary Public

11-3-2028
My Commission Expires

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR: PATRICK HENDRICKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **PATRICK HENDRICKSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 1st day of October, 2026.

Notary Public

11-3-2028
My Commission Expires

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 October 1, 2026

Affiant Signature

October 1, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of October, 20 26.

Notary Public

Notary's Seal:

