WARRANTY DEED

Karen Johnson Davidson County
Batch# 306154 DEEDWARR
10/25/2019 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $751.10
20191025-0109621

File No. DH0005885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Pierce and Heather H. Pierce	New owner	
(NAME)	(NAME)	
6766 Gower Road		101-00-0-086.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Maria Pickett, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas H. Pierce and Heather H. Pierce, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th, formerly the 12th, Civil District of Davidson County, described according to a survey made by S.H. Hutchison, Surveyor, November 21, 1953, as follows:

Beginning at a point in the center of the Gower School Road at the Southeast corner of the 54 acre tract of land conveyed to Thomas R. Carlton and wife, by deed from Charles Sullivan and wife, of record in Book 2134, Page 310, said Register's Office; thence with the Eastern boundary line of said Carlton property North 65 deg. West 82 feet to a bodock tree, North 45 deg. West 168 feet to a cedar, North 31 deg. 30' West 150 feet to a hackberry and North 56 deg. West 159 feet to a cedar, the Southwest corner of the Will Young tract; thence with the Southern boundary line of said Young tract North 48 deg. 30' east 113.5 feet; thence Southeastwardly 565 feet, more or less, to the center of the Gower School Road; thence with the center of said Road South 53 deg. West 47 feet to the beginning.

Being the same property conveyed to Maria Pickett, an unmarried woman, by Warranty Deed from Stephanie R. Dickerson and husband, Chad Dickerson, of record in Instrument No. 20161121-0122784, in the Register's Office of Davidson County, Tennessee, dated November 18, 2016, and recorded on November 21, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6766 Gower Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 hand this 22nd day of October, 2019.

Maria Pickett

Maria Pickett

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maria Pickett, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of October, 2019.

Notary Public

My commission expires:

NOTARIAL SEAL STATE OF OHIO

ERIC CHRISTOPHER NEMECEK
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

