This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6854

Karen Johnson Davidson County
Batch# 395527 DEEDWARR
05/04/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,703.37
20200504-0046468

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,370.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 30th day of April, 2020.

Notary Public
My Commission Expires: 5.2.22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tomasz Piotr Hunka Tomas Gilbert Eduardo Gilbert 1103 N 7th Street Nashville TN 37207	SWBC Mortgage 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	82-4-52.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Pierce Development Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tomasz Piotr Hunka, an unmarried man, Tomas Gilbert, an unmarried man, and Eduardo Gilbert, a married man, as tenants in common**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pierce Development Group LLC, a Tennessee Limited liability company by Quitclaim Deed (straw man) from Christopher B. Butler, Trustee, dated November 20, 2018, recorded November 20, 2018, of record in Instrument No. 20181120-0114341, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Pierce Development Group LLC, a Tennessee limited liability company by Warranty Deed from Marcia G. Harvey, unmarried, dated February 23, 2018, recorded February 28, 2018, of record in Instrument No. 20180228-0018770, said Register's Office; and further, being a portion of the property conveyed to Marcia G. Harvey, unmarried by Warranty Deed from Willie Mae Simpkins, unmarried, dated May 1, 1995, recorded May 8, 1995, of record in Book 9666, page 102, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1103 North 7th Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2020.

GRANTOR:

Pierce Development Group, LLC,
a Tennessee Limited Liability Company

By: _____
James Pierce, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Pierce, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Pierce Development Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2020.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission expires: 3/8/2020

202005040046468

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

