WARRANTY DEED

Karen Johnson Davidson County
Batch# 396298 DEEDWARR
05/06/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20200506-0047192

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF May, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Pierson and Carla Pierson	Legends Bank	
(NAME)	(NAME)	
5912 A Morrow Road	310 N. First Street	091061O00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(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, **SYNERGY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY PIERSON AND CARLA PIERSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Unit A of Homes at 5912 Morrow Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5912 Morrow Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190603-0052291, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5912 Morrow Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190603-0052291, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Melissa Bessire and Frank Bessire, both married, joint tenants with rights of survivorship and not as tenants in common, by Special Warranty Deed from Chase Home Finance, LLC, of record in Instrument No. 20051206-0146410, in the Register's Office of Davidson County, Tennessee, dated November 22, 2005.

Being the same property conveyed to Melissa Bessire, by Quitclaim Deed from Frank Bessire, of record in Instrument No. 20111207-0095541, in the Register's Office of Davidson County, Tennessee, dated December 02, 2011. The said Frank Bessire died on November 29, 2017. As a result of his death and due to the survivorship rights in the property, Melissa Bessire became solely vested in the property.

Being the same property conveyed to Melissa Bessire pursuant to Final Decree of Divorce in Docket No. 11D55 and filed in the Third Circuit Court for Davidson County, Tennessee at Nashville and of record in Instrument No. ___202005060047191_____, said Register's Office.

Being the same property conveyed to Synergy One, LLC, by Warranty Deed from Melissa Bessire, a single woman, of record in Instrument No. 20190509-0043526, in the Register's Office of Davidson County, Tennessee, dated May 01, 2019 and recorded on May 09, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5912 A Morrow Rd, 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 1 day of May, 2020

SYNERGY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MAYA ENTERPRISES, LLC, MEMBER OF SYNERGY ONE, LLC

BY: _____

SEMIH GULERTIP, MEMBER MANAGER OF MAYA ENTERPRISES, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Semih Gulertip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Maya Enterprises, LLC, Manager of Synergy One, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member of Maya Enterprises, LLC, Manager of Synergy One, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Maya Enterprises, LLC, Manager of Synergy One, LLC, the within named bargainor, a Tennessee limited liability company.

Witness my hand and official seal this 1 day of May, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021