WARRANTY DEED

Karen Johnson Davidson County
Batch# 417360 DEEDWARR
06/17/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200617-0062994

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

MORGAN O'NEAL NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam L. Pierce Caroline E. Merkh	Pinnacle Bank	0630825300
(NAME)	(NAME)	
4028 Lafayette Avenue	150 3rd Ave S. #1000	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Twin Team LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam L. Pierce, a single man and Caroline E. Merkh, a single woman, tenants in common,** 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 Lot Number 17, Block B-1, Hadley's Bend City, of record in Plat Book 421, page 120, register's of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to The Twin Team, LLC , by deed of record in Instrument No. 20160913-0096072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4028 Lafayette Avenue, Old Hickory, TN 37138
(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/our hands this 28th day of May, 2020.

The Twin Team, LLC

By: _____
Jeremy Bockman, MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of The Twin Team, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by singing the name of The Twin Team, LLC by himself as MEMBER.

_____
Notary Public
My Commission Expires: _____

File No.: 14726

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

