Karen Johnson Davidson County
Batch# 460180 DEEDWARR
08/19/2020 12:02:35 PM 2 pgs
Fees: $13.00 Taxes: $858.40
20200819-0093429

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is grea.. this transfer is $232,000.00

Affiant

Subscribed and sworn to before me, this 6 day of August 2020.

Notary Public
My commission expires: 1-24-21

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD JONATHON TRISTON JACOBS

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Buying Houses, LLC<br>2000 Mallory Lane 130-315<br>Franklin, TN 37067 | New Owner | 011-00-0-131.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Brian A. Pierce, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harry D. Huffines Subdivision, as of record in Plat Book 5800, page 99, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Also conveyed herewith is the 50-foot access easement as depicted on the plan of record in Plat Book 5800, page 99, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian A. Pierce, unmarried, by Warranty Deed from Earl C. Satterfield and wife, Beverly M. Satterfield, dated June 28, 2013 of record as Instrument No. 20130702-0068310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Katherine Pierce joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 3329 Freeman Hollow Rd, Goodlettsville, TN 37072

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 7th day of August, 2020.

Brian A. Pierce

Katherine Pierce

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian A. Pierce,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Coppell, Texas, this the 7th day of August, 2020.

Notary Public

KANOI LEHUALANI PICHON
Notary ID #132404085
My Commission Expires
March 13, 2024

My Commission expires: _____

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine Pierce,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DALLAS, Texas, this the 7th day of August, 2020.

Notary Public

My Commission expires: 06-04-2021

GULZAR MOHAMMED
Notary Public, State of Texas
Comm. Expires 06-04-2021
Notary ID 129445821

FILE NO: 2020076731