New Owner:
James Pierce
2515 Brittany Drive
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 520858 DEEDQC
11/24/2020 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201124-0138031

Send Tax Bills To: Same as New Owner

QUITCLAIM DEED

THIS INSTRUMENT made and entered into this 4 day of November, 2020, by and between PIERCE DEVELOPMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Grantor") James Pierce, unmarried ("Grantee"):

WITNESSETH

For and in consideration of Ten Dollars ($10.00) cash in hand, the receipt of which is hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest, in and to the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF EASTLAND ACRES, SECTION SEVEN, OF RECORD IN BOOK 2330, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 2 FRONTS 150 FEET ON THE NORTHWESTERLY SIDE OF BRITTANY DRIVE AND EXTENDS BACK 333 FEET ON THE NORTHEASTERLY LINE AND 264 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 165.4 FEET.

Parcel ID: 083 12 0 084.00

Commonly known as 2515 Brittany Drive, Nashville, TN 37206

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20180713-0068329 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

Together with all and singular, the right, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

This document was prepared with information furnished by the parties involved. The preparer makes no representation as to title or accuracy of the property description used herein. Legal description was taken from previous deed. No survey was obtained.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

[Signatures on following pages]

GRANTOR – PIERCE DEVELOPMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY

STATE OF Tennessee :

COUNTY OF Davidson :

On this 4 day of November 2020, before me, personally appeared PIERCE DEVELOPMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY or its agent/representative, to me personally known or who proved to me to be the person(s) described herein, and who, upon oath, acknowledged that each executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal this 4 day of November, 2020.

NOTARY PUBLIC

My Commission Exp: My Commission Expires July 9, 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Grantee

WITNESS my hand and notarial seal this 4 day of November, 2020.

NOTARY PUBLIC

My Commission Expires
My Commission Exp: July 9, 2024

This instrument prepared in the offices of Horton, Ballard & Pemerton PLLC, 735 Broad Street, Ste. 306, Chattanooga, Tennessee 37402, from information provided by the parties. Horton, Ballard & Pemerton PLLC makes no representation as to title or accuracy.

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA