Karen Johnson Davidson County
Batch# 535175 DEEDWARR
12/16/2020 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,122.95
20201216-0148404

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Dec., 2020.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	098130A018.00
(NAME) 23975 Park Sorrento, 3rd Floor	(NAME) 23975 Park Sorrento, 3rd Floor	
(ADDRESS) Calabasas, CA 91302	(ADDRESS) Calabasas, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew O. Pierce, Executor of The Estate of Jennifer Rae Pierce**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AH4R TN Properties Two, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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. 18 on the Plan of New Hope Point, Phase One, Section Two, a Planned Unit Development of record in Plat Book 9700, page 431, Register's Office for said County, Tennessee, to which reference is hereby made for a complete and accurate description.

Being the same property conveyed to Jennifer R. Pierce by Special Warranty Deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, dated 02/17/2002 and recorded 03/11/2003, of record in Instrument 200303110031562, Register's Office for Davidson County, Tennessee. The said Jennifer Rae Pierce, also known as Jennifer R. Pierce, died testate on 07/19/2020, devising subject property to Matthew O. Pierce, as Executor, as evidenced in File No. 20P1207, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 have been paid and prorated as of the day of closing and assumed by the Grantee herein, taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 431, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 10290, Page 1, and amended restrictions recorded in Book 10330, Page 782, Book 10537, Page 110; Charter of New Hope Point Homeowners Association, Inc record in Instrument 200006070056879, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveys to New Hope Point Homeowners Association, Inc of record in Instrument 200006070056880, Register's Office for Davidson County, Tennessee; By-laws of New Hope Point Homeowners Association, Inc record in Instrument 200806230064598, Instrument 201601280008367, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4769 Cape Hope Pass, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8 day of December, 2020.

The Estate of Jennifer Rae Pierce

By: Matthew O. Pierce, Executor

State of Kentucky
County of Boyle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew O. Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Executor of The Estate of Jennifer Rae Pierce, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of December, 2020.

Notary Public: Geri Dawn Sears
My Commission Expires: March 19, 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

GERI DAWN SEARS NOTARY PUBLIC STATE AT LARGE KENTUCKY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

