Karen Johnson Davidson County
Batch# 560479 DEEDWARR
01/25/2021 02:56:51 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20210125-0010828

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $535,000.00. Affiant Subscribed and sworn to before me, this the 14th day of January, 2021. Notary Public My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher W. Ayers Amanda N. Ayers	New Owner(s)	071-12-0-060.00
1844 Joy Circle		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN PICKARD AND CHELSEY ALECE NARISS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER W. AYERS AND AMANDA N. AYERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 24 on the Plan of Joywood of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the Easterly side of Joy Circle and runs back between parallel lines 150 feet to a dead line measuring 50 feet thereon.

Being a portion of the same property conveyed to Pierce Development Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Daniel E. Gregory and Denise Gregory, husband and wife of record in Instrument No. 20180521-0048476 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 21, 2018.

Being the same property conveyed to Christopher B. Butler, Trustee by Quitclaim Deed from Pierce Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180601-0052613, Register's Office for Davidson County, Tennessee, dated June 1, 2018 and recorded on June 1, 2018 and within the same deed the said Christopher B. Butler, Trustee conveyed his interest in the subject property to Pierce Development Group, LLC, a Tennessee Limited Liability Company.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-SB-PP-20-1844

Being the same property conveyed to Kevin Ross Pickard and Chelsey Alece Nariss, husband and wife by Warranty deed from Pierce Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190514-0045458 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 14, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1844 Joy Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of January, 2021.

Kevin Pickard

Chelsey Alece Nariss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Pickard and Chelsey Alece Nariss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of January, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON