Name and Address of New Owner:
Calvin Thomas Frey and Allie Danielle Frey
16A Fern Avenue
Nashville, TN 37207

Send Tax Bills To:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 071-14-0O-001.00

Karen Johnson Davidson County
Batch# 579214 DEEDWARR
02/26/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20210226-0024451

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dirk Pierce and Maria G. Pierce, Trustees, under the Pierce Family Trust dated January 19, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Calvin Thomas Frey and Allie Danielle Frey, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 16 Fern Avenue Townhomes, a planned unit development (with private elements), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20171130-0122276, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dirk Pierce and Maria G. Pierce, husband and wife, by deed dated March 15, 2019 and recorded March 21, 2019 from DeFatta Custom Homes, LLC, a Tennessee limited liability company f/k/a DAC Homebuilders, LLC, a Tennessee limited liability company, of record in Instrument Number 20190321-0025581 and being further conveyed to Dirk Pierce and Maria G. Pierce, Trustees under The Pierce Family Trust, Dated January 19, 2018, by deed dated April 11, 2019 and recorded April 12, 2019 from Dirk Pierce and Maria G. Pierce, husband and wife, of record in Instrument Number 20190412-0033573, Register's Office for Davidson County, Tennessee.

This is improved property also known as 16A Fern Avenue, Nashville, TN 37207.

Map and Parcel: 071140O00100CO

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2021.

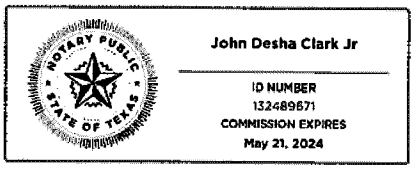
Dirk Pierce (SEAL)
Dirk Pierce, Trustee

Maria G. Pierce (SEAL)
Maria G. Pierce, Trustee

STATE OF Texas
COUNTY OF Tarrant

On this 24th of February, 2021, before me personally appeared Dirk Pierce and Maria G. Pierce, Trustees of Pierce Family Trust dated January 19, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2021.



Notary Signature
My commission expires: 05/21/2024
Notarized online using audio-video communication

AFFIDAVIT OF VALUE

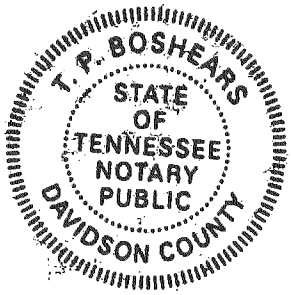
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of February, 2021.

Notary Public
My commission expires: 3-7-23



File No. 2021-755

True Copy Certification

I, **Nick Harris**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY