RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0451-4948

Karen Johnson Davidson County
Batch# 623237 DEEDWARR
04/27/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $676.73
20210427-0055820

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Unyime Eyoh	New Owner	149-08-0-064.00
(NAME)	(NAME)	
7132 Smokey Hill Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew O. Pierce, Executor of Estate of Jennifer R. Pierce,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Unyime Eyoh, a married woman, and Akaninyene Eyoh, a single person, as tenants in common with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16A, Revised Zone Lot Division of Lots 10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer R. Pierce, unmarried from Janet C. Pierce, unmarried by Warranty Deed on December 5, 1995, of record in Book 9893, Page 292, Register's Office for Davidson County, Tennessee. Jennifer R. Pierce, having since died testate on July 19, 2020, devising subject property to Matthew O. Pierce, as Executor, as evidenced in File No. 20 P1207, Probate Court Clerk's Office for Davidson County, Tennessee.

Jennifer R. Pierce and Jennifer Rae Pierce being one and the same person.

Subject to all matters as shown on Plan of record in Plat Book 6900, Page 256 and Book 6250, Page 111, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 6140, Page 420, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 709 Clearwater Court, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hands this 20th day of April, 2021.

Matthew O. Pierce, Executor of Estate of Jennifer R. Pierce

State of Kentucky
County of Boyle

Personally appeared before me Matthew O. Pierce, Executor of Estate of Jennifer R. Pierce, with whom I am personally acquainted, or who 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 acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2021

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

File No.: 202103021

GERI DAWN SEARS NOTARY PUBLIC COMM. # KYNP5411 MY COMMISSION EXPIRES 3/19/2024 KENTUCKY STATE AT LARGE

CERTIFICATE OF AUTHENTICITY

I, Andee Anthony, 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.

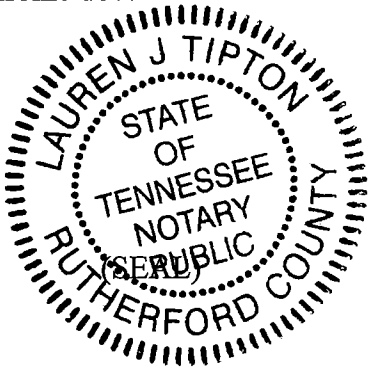
Andee Anthony
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lauren J. Tipton, a notary public in and for the aforesaid county and state, the within named Andee Anthony, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren J. Tipton
Notary Public

My Commission Expires: 4/17/2023

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