QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: January 6, 2025
(AFFIX SEAL)

DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 638158 DEEDQC
05/18/2021 10:37:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210518-0066779

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas H. Pierce	**New Owner**	
(NAME) 909 Division St #200	(NAME)	**043-06-0-005.00 AND 043-06-0-006.00**
(ADDRESS) Nashville TN 37203	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **909 DEVELOPMENT GROUP, LP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS H. PIERCE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: M/P 043-06-0-005.00

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Derek Kimbro in Instrument No. 2008117-0005373, R.O.D.C.T., More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at an iron pin in the Northerly margin of Anderson Lane, said pin being a common corner to Janice M. Fly in (DB 10984 PG 745 RODCT) and the most Southwest corner to herein described tract; Thence now leaving said margin with said Fly North 04 degrees 43 minutes 15 seconds East, passing the Northeast corner of said Fly at 233.00' a total of 452.62' to an existing iron pin at the Southwest corner of Paradise Properties; Thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37'; Thence now leaving said Paradise Properties South 00 degrees 16 minutes 39 seconds West, 450.08' to a point in the Northerly margin of Anderson Lane; Thence with said margin South 89 degrees 00 minutes 00 seconds West, 143.46' to the point of beginning, containing 1.301 acres.

Tract II: M/P 043-06-0-006.00

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Kimbro Services, Inc. in Instrument No. 20131216-126706 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at existing iron pin in the edge of a gravel drive in the Northerly margin of Anderson Lane, said pin being the Southwest corner of John H. Jackson and the Southeast corner to herein described tract; Thence now leaving said Jackson with said margin South 89 degrees 00 minutes 00 seconds West, 143.46'; Thence now leaving said margin North 00 degrees 16 minutes 39 seconds East, 450.08' to a point in the Southerly line of Paradise Properties; Thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37' to an existing iron pin, said pin being the Northwest corner of previous said Jackson; Thence now leaving said Paradise with the Westerly line of said Jackson South 04 degrees 11 minutes 20 seconds East, 450.26' to the point of beginning, containing 1.300 acres.

Being the same property conveyed to 909 Development Group, LP by Warranty Deed from Derek Kimbro and B & N Construction, LLC, a Tennessee limited liability company, of record in Instrument No.20200225-0020543, Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 25, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **0 Anderson Lane, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 9th day of April, 2021.

909 Development Group, LP

BY: David Lutz
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DAVID LUTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of 909 DEVELOPMENT GROUP, LP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 9th of April, 2021.

Notary Public
My Commission Expires: January 4, 2025
(SEAL)

JO DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212