This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 661126 DEEDQC
06/21/2021 01:08:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210621-0083384

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	
Chauncey Pierce and	OWNER	Parcel ID
Kiyah Pierce		080 12 0 123.00
2744 Hydes Ferry Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Chauncey H. Pierce, an unmarried man,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Chauncey H. Pierce, an unmarried man, and Kiyah Pierce, an unmarried woman, as Joint Tenants with Rights of Survivorship**, the **Grantee** herein, its successors and assigns, all of his right title and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 12, Section 2, River Meadows, of record in Book 11700, page 21, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Chauncey H. Pierce and Phyllis P. Pierce from AHR Development, by Warranty Deed, of record in Instrument No. 20020123-0008890, Register's Office for Davidson County, Tennessee.
>
> Phyllis P. Pierce having since died leaving Chauncey H. Pierce as the surviving tenant by the entireties.

This is improved real property with mailing addresses of 2744 Hydes Ferry Road, Nashville, TN 37218.

This conveyance is subject to a Deed of Trust, of record in Instrument No. 20020123-0008891, and a Subordinate Deed of Trust, of record in Instrument No. 20020123-0008892, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 3rd day June, 2021.

GRANTOR:

Chauncey H. Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Chauncey H. Pierce,** the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 2021.

Sharon Bosworth
Notary Public

My Commission Expires: April 4, 2023

SHARON BOSWORTH STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 3rd day of June, 2021.

Sharon Bosworth
Notary Public

My Commission Expires: April 4, 2023

SHARON BOSWORTH STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY