Karen Johnson Davidson County
Batch# 689794 DEEDWARR
08/04/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210804-0104767

WARRANTY DEED

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

W-KW-21-5921A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2021.

Leah Moore
Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

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)
Murphy Ogletree	Murphy Ogletree	
(NAME)	(NAME)	091-06-1O-001.00-CO
5912 A Morrow Road	5912 A Morrow Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **BRADLEY PIERSON AND CARLA PIERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MURPHY OGLETREE,** 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:

Land in Davidson County, Tennessee, being Unit A of Homes at 5912 Morrow Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5912 Morrow Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190603-0052291, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5912 Morrow Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190603-0052291, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bradley Pierson and Carla Pierson, husband and wife by Warranty Deed from Synergy One, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200506-0047192 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 06, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Declaration of Covenants, Conditions and Restrictions for Homes at 5912 Morrow Road, a Horizontal Property Regime With Private Elements with By-Laws appended thereto, of record as Instrument Number 20190603-0052291, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5912 Morrow Road, a Horizontal Property Regime With Private Elements, of record as Instrument Number 20190603-0052291, in the Register's Office for Davidson County, Tennessee.
- Public Right of Way Agreement to Metropolitan Government of record in Instrument Number 20190628-0062983, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5912 A Morrow Road, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 2nd DAY OF AUGUST, 2021.

Bradley Pierson

Carla Pierson by Bradley Pierson ATTORNEY-IN-FACT
Carla Pierson by Bradley Pierson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY PIERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY PIERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARLA PIERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said CARLA PIERSON.

Witness my hand and official seal, this the 2nd of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 2 (date of document).

Regina Sullo
Affiant Signature

August 3, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3 day of August, 2021.



Leah Moore
Notary's Signature

NOTARY'S SEAL MY COMMISSION EXPIRES: 01-06-2025