Karen Johnson Davidson County
Batch# 696411 DEEDWARR
08/12/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210812-0109047

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30545	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00. Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2021. Eliza Whitfield Notary Public MY COMMISSION EXPIRES: 5-5-2025 (AFFIX SEAL)

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Everette Markham	Legacy Home Loans LLC	MAP
2525 Devon Valley Drive	1036 Stearman Drive	PARCEL 142-16-0D-013.00
Nashville, TN 37221	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lois Emily Pearce, as Executor of the Estate of Jessie Emily Pearce**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Everette Markham, an unmarried man**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Devon Valley Phase, I, of record in Book 7900, page 458, Register's Office for said County.

Said Lot No. 42 fronts 45.86 feet on the Northwesterly margin of Devon Valley Drive and extends back 100.00 feet on the Northwesterly line and 99.56 feet on the Northeasterly line to a dead line in the rear, measuring 48.59 feet thereon.

Being the same property conveyed to Rex C. Pearce and spouse, Jessie E. Pearce, by Warranty Deed from Southwinds Development, Inc., a corporation, of record in Book 9162, Page 888, Register's Office for Davidson County, Tennessee, dated November 19, 1993 and recorded on November 24, 1993. The said Rex C. Pearce died on November 12, 2019, vesting Jessie E. Pearce as the surviving tenant by the entirety. The said Jessie E. Pearce died, testate, on May 22, 2021. Pursuant to the Last Will and Testament of Jessie Emily Pearce, all interest in real property that she owned at the time of her death, including the property conveyed herein, was made a part of the Probate Estate and, as such, is subject to the control of Lois Emily Pearce, as Executor. The Last Will and Testament of Jessie Emily Pearce was probated in the Probate Division of the Circuit Court of Davidson County, Tennessee in Docket No. 21P-1184.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2525 Devon Valley Drive, Nashville, TN 37221.**

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 hand this the 6th day of August, 2021.

Estate of Jessie Emily Pearce

By: Lois Emily Pearce, Executor
Lois Emily Pearce, Executor

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lois Emily Pearce, as Executor of the Estate of Jessie Emily Pearce** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of August, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/12/2021 (date ~~of document~~).

Affiant Signature

08/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025