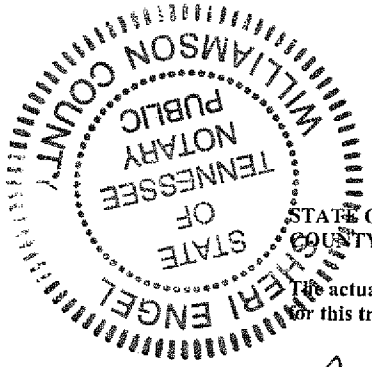


Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $929,900.00

Affiant

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

Notary Public
My commission expires: 12-18-2023

Karen Johnson Davidson County
Batch# 714979 DEEDWARR
09/13/2021 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $3,440.63
20210913-0122486

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Joseph Pierce 914 Caruthers Avenue Nashville, TN 37204	Truist Bank 1091 Semmes Ave Richmond, VA 23224	105-13-0-387

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas Hoffman Brown and Jamie Brown, husband and wife and Bailey Margaret Brown, a single woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew Joseph Pierce and Emma Suzanne Pierce, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of E.L. Holt's Subdivision of Lot No. 6 Schmid Property, Waverly Place, as of record in Book 547 Page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bailey Margaret Brown, a 20% undivided interest, Thomas Hoffman Brown, a 40% undivided interest, and Jamie Brown, a 40% undivided interest, as Tenants in Common by deed from Warren Sawyers, Executor of the Estate of Annie Pearl Sawyers, and Warren Sawyers, Glenda Sawyers Dunlap, and Traci Sawyers Sloss, all the heirs of Annie Pearl Smith Sawyers, deceased, of record in Instrument No. 20190610-0055316, Register's Office for Davidson County, Tennessee, and dated June 7, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of E.L. Holt's Subdivision of record in Book 547 Page 71 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 914 Caruthers Avenue, Nashville, TN 37204

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of September, 2021.

Thomas Hoffman Brown

Jamie Brown

Bailey Margaret Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of September, 2021, before me personally appeared Thomas Hoffman Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202109130122486

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of August, 2021, before me personally appeared, Jamie Brown and Bailey Margaret Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2021.

Sheri Engel

Notary Signature
My commission expires: 12-18-2023



I, Sherri Engel, 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 this 7th day of September, 2021

Sherri Engel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sherri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 7th day of September, 2021

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON