Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210937472

Karen Johnson Davidson County
Batch# 737723 DEEDWARR
10/15/2021 11:36:23 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20211015-0138924

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $282,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Owen Guthrie 8101 Stacy Square Court Nashville TN 37221	New Owner	Tax Parcel ID No. 128-14-0-220.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edgar H. Pierce, Jr., and Sarah R. Pierce, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Owen Guthrie, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10-B, Zone Lot Division, Stacy Square Townhomes, Stacy Square, Section 7, of record in Book 5200, Page 438, amended in Book 5200, Page 467, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edgar H. Pierce, Jr. and Sarah R. Pierce, husband and wife by Warranty deed from James A. Paxman, an unmarried man of record in Instrument No. 20181008-0099479 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 08, 2018.

The execution of this instrument is affected by the signature of Sarah R. Pierce as Attorney-in-Fact for Edgar H. Pierce, Jr., which Power of Attorney is recorded in Instrument Number 20211015-0138923, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien now due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 467, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5973, Page 335, amended in Book 6307, Page 866, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 8101 Stacy Square Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of October, 2021.

Edgar H Pierce By Sarah R Pierce as Attorney-in-fact
Edgar H. Pierce, Jr. by Sarah R. Pierce
as Attorney-in-fact

Sarah R Pierce
Sarah R. Pierce

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah R. Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edgar H. Pierce, Jr., and that she is authorized by Edgar H. Pierce, Jr., to execute this instrument on his behalf.

WITNESS my hand, at office, this 14th day of October, 2021.

Notary Public

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/2024

STATE OF TENNESSEE)
COUNTY OF WIILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah R. Pierce, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2021.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024