RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-2812-2021

Karen Johnson Davidson County
Batch# 737739 DEEDWARR
10/15/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20211015-0138947

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of September 2021

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Black Lion Enterprises, LLC **2 Morningside** **Nashville, TN** **37215-5831**	Same address as new owner	53/12/0/141.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($120,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES A. PIERCE**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BLACK LION ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 7, on the Plan of Dabbs & Elliott Subdivision No. 1, as of record in Book 547, page 97, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Odis Melvin Pierce and wife, Margaret W. Pierce, from Fred S. Ramsay and wife, Daisye S. Ramsay, by Installment Deed dated February 18, 1959 and recorded February 24, 1959 in Book 2877, page 619, Register's Office for Davidson County. The said Margaret W. Pierce having sinced died leaving Otis (vested incorrectly as Odis) Melvin Pierce as owner of fee simple title as surviving tenant by the entirety. The said Otis Melvin Pierce having since died leaving David M. Pierce as owner of fee simple title as his sole heir-at-law, as evidenced in that Affidavit of Inheritance (Real Estate), of record in Instrument No. 20070718-0085245

Also being the same property title to which vested in James A. Pierce as the sole beneficiary under the Last Will and Testament of David M. Pierce, filed as Docket Number 21P-829, in the Probate Court of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 547, page 97; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 24th day of September, 2021

GRANTOR(S)

James A. Pierce

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, James A. Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of Sept 2021.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/18/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/24/21 (date of document).

Jennifer L. Pennell

9/24/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of September, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022