Name and Address of New Owner:
The Pierce Family Trust
5420 Stone Box Lane
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 742261 DEEDWARR
10/25/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20211025-0142847

Send Tax Bills To:
The Pierce Family Trust
5420 Stone Box Lane
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 160110B01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Saeed Sassan**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dirk Pierce and Maria G Pierce, Trustees under the Pierce Family Trust dated January 19 2018,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot No. 16 on the Plan of Stone Box Creek, of record in Plat Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.Being the same property conveyed to Saeed Sassan by Warranty Deed on January 6, 2011, of record in Instrument No. 201101100002522, in the Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of October, 2021.

(SEAL)
Saeed Sassan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2021, before me personally appeared Saeed Sassan, 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 21st day of October, 2021.

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Signature
My commission expires: 1/6/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st day of October, 2021.

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public
My commission expires: 1/6/25
File No. 2021-3665

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 OCT 21 2021 (date of document).

Affiant Signature

OCT 21 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of OCT, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Teresa Tidwell
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025