RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 827253 DEEDWARR
03/23/2022 12:16:02 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220323-0033448

BOX 10-A

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of March, 2022. Notary Public My commission expires: 4/27/2025

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Concord Capital, LLC	New Owner(s)	132-14-0-018.00
4621 A Churchwood Drive		
Nashvillen TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAM PEARSON AND ALICE TOWNSEND-PEARSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONCORD CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Oak Hill Valley of record in Plat Book 1835, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sam Pearson and wife, Alice Townsend-Pearson by Warranty deed from Parker G. Mount Jr., an unmarried man of record in Instrument No. 20030313-0033858 Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on March 13, 2003.

Being the same property conveyed to Sam Pearson and Alice Townsend-Pearson by Quitclaim deed from Alice Townsend-Pearson of record in Instrument No. 20130115-0004512 Register's Office for Davidson County, Tennessee, dated January 09, 2013 and recorded on January 15, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4617 Churchwood Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of March, 2022.

Sam Pearson by Alice Townsend Pearson his Attorney in Fact

Sam Pearson by Alice ~~Townsed~~-Pearson, his Attorney-In-Fact

Townsend DTB

Alice ~~Townsed~~-Pearson

Townsend DTB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Townsend DTB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alice ~~Townsed~~-Pearson, personally and as Attorney-In-Fact for Sam Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2022.

Notary Public

My Commission Expires: 3/23/25 (corrected to 3) DTB

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-