Karen Johnson Davidson County
Batch# 830338 DEEDWARR
03/29/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220329-0036046

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $335,000.00.
Carmen Coats
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of March, 2022.
Eliza Whitfield
NOTARY PUBLIC
My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Melissa Rose Acton (NAME)	Fifth Third Bank (NAME)	083-08-0-253.00
4028 Lafayette Avenue (ADDRESS)	5050 Kingsley Dr, MD:1MOC BQ (ADDRESS)	
Old Hickory, TN 37138	Cincinnati, OH 45227	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Adam L. Pierce and Caroline Pierce, husband and wife**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Melissa Rose Acton , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Hadley's Bend City (erroneously referred to in prior deeds as Hadley Bend City), of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ADAM L. PIERCE, A SINGLE MAN AND CAROLINE E. MERKH, A SINGLE WOMAN, TENANTS IN COMMON, by deed from THE TWIN TEAM LLC, of record as Instrument No. 20200617-0062994, dated May 28, 2020, said Register's Office.

CAROLINE E. MERKH having since married, is now known as CAROLINE PIERCE.

This property is __unimproved _X_improved property known as: 4028 Lafayette Avenue, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of March, 2022.

Adam L. Pierce

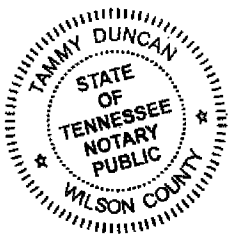
Caroline Pierce

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam L. Pierce and Caroline Pierce, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2022.

Notary Public
My Commission Expires: 4/22/23



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/22/2022 ____ (date of document).

Affiant Signature

03/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025