RECORDING INFO	STATE OF Tennessee) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 831950 DEEDWARR 03/30/2022 02:12:01 PM 2 pgs Fees: $13.00 Taxes: $2,035.00 20220330-0037029	The actual consideration for this transfer or value of property transferred (whichever is greater) is $550,000.00. Affiant Sworn to and subscribed before me this 25th day of March, 20 22. Notary Public My Commission Expires: 07/19/24
PREPARED BY ~~AND RETURN TO:~~ Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/19/2024

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Pierce Development Group, LLC 2515 Brittany Dr Nashville, TN 37206	New Owner(s)	072-11-0-129.00

THIS GENERAL WARRANTY DEED is made and effective as of the 25th day of March, 2022 (the "***Effective Date***"), by and between:

DAVID S. JONES AND LISA C. JONES, HUSBAND AND WIFE ("***Grantor***"); and

PIERCE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot Nos. 142 and 143 on the map showing the subdivision of the Waters Place on Maxey Lane as of record in Plat Book 332, Page (s) 136 and 137, 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 David S. Jones and Lisa C. Jones by deed from Secretary of Housing and Urban Development, of Washington, DC of record in Book 8785, page 24, Register's Office for Davidson County, Tennessee, dated November 3, 1992 and recorded on November 13, 1992.

This is improved property commonly known as 2122 Riverside Dr, Nashville, TN 37216.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 136 and 137, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

David S. Jones

Lisa C. Jones

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, DAVID S. JONES and LISA C. JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of March, 2022.

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

Notary Public

My Commission Expires: _____