Karen Johnson Davidson County
Batch# 835525 DEEDWARR
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Fees: $17.00 Taxes: $0.00
20220406-0039748

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sirona Tennessee Community Property Trust Agreement 5318 Camelot Court Brentwood, TN 37027	Same	159-03-002.00

KNOW ALL MEN BY THESE PRESENTS that we, **DOUGLAS J. PEARCE** and **ANNA E. PEARCE**, **husband and wife**, hereinafter "Grantors", hereby transfer and convey unto the **TRUSTEES OF THE SIRONA TENNESSEE COMMUNITY PROPERTY TRUST AGREEMENT u/t/a dated March 29, 2022**, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Section One, Camelot Acres, of record in Plat Book 3700, Page 98, 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 Douglas J. Pearce and Anna E. Pearce, husband and wife, from Lisa E. Toporek, a single person, by Warranty Deed of record in Instrument No. 20151231-0131473, Register's Office for Davidson County, Tennessee.

This Conveyance of the above described parcel of land is subject to the following: (1) Matters, if any, shown on the applicable Plan of record in Plan Book 3700, Page 98, Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, restrictions, reservations and easements, if any contained in former instruments of record pertaining to subject property, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7825, Page 31, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 5318 Camelot Court, Brentwood, Davidson County, TN 37027-4114.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 29 day of March, 2022.

GRANTORS:

DOUGLAS J. PEARCE

ANNA E. PEARCE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DOUGLAS J. PEARCE and ANNA E. PEARCE, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of March, 2022.

Notary Public

My Commission Expires: 5/5/2023

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.