Karen Johnson Davidson County
Batch# 844866 DEEDWARR
04/25/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20220425-0047261

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-08-2024

File No. BC-22-2393

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pierce Investment Company, L.P.	Same As New Owner	
(NAME)	(NAME)	
4601 Dustin Lane		132-09-0-129.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **4601 Dustin Lane LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pierce Investment Company, L.P.**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being a part of the unnumbered 1.9 acre tract as shown on the Plan of Oak Hill Subdivision, No. 1, of record in Book 547, page 49, Register's Office for said County, and further described according to a survey by John Kohl dated October 14, 1985, as follows:

Beginning at a point in the Southerly margin of Battery Road at the Northeast corner of Lot No. 11 on said Plan; thence with the Southerly margin of said Road, South 89 degrees 32 minutes East 217.3 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 46.63 feet to a point in the Northwesterly margin of Dustin Lane; thence with the Northwesterly and Westerly margin of said Lane, as follows; South 33 degrees 53 minutes West 142 feet to a point and South 25 degrees 13 minutes West 204.64 feet to a point and South 22 degrees 23 minutes West 220.86 feet to a point and South 8 degrees 25 minutes West 246.99 feet to a point, which said point is 125 feet north of Lot No. 10 as shown on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, said Register's Office; thence leaving said Dustin Lane, North 3 degrees 48 minutes East 787.54 feet to the point of beginning.

Being the same property conveyed to 4601 Dustin Lane, LLC by Warranty deed from James G. Heitt, Jr. and wife, Sharon S. Hiett of record in Instrument No. 20211222-0169204 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 22, 2021.

This is property more commonly known as 4601 Dustin Lane, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 15th day of April, 2022.

4601 Dustin Lane LLC, a Tennessee Limited Liability Company

By: _____
Matthew Campagni, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Matthew Campagni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 4601 Dustin Lane LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Campagni as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 15th day of April, 2022.

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

_____
Notary Signature

My commission expires:_____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 15, 2022**.

Affiant Signature

April 15, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

15th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

