THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340372** Karen Johnson Davidson County Batch# 849728 DEEDWARR 05/02/2022 02:53:29 PM 2 pgs Fees: $13.00 Taxes: $6,845.00 20220502-0050873	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2022. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: William Clayton Pierce and Jacquelyn Marie Pierce 2000 Ashwood Avenue Nashville TN 37212	Send Tax Bills To: Legacy Home Loans 4004 Hillsboro Pike Suite 216 B Nashville, TN 37215	Tax Information: Tax Parcel ID No. 104-16-0L-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dawn G. Patrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Clayton Pierce and Jacquelyn Marie Pierce, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "A" on the plan of Homes at Ashwood and 20th, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at Ashwood and 20th, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160921-0099638, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DAWN G. PATRICK, by deed from ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171121-0119232, dated November 17, 2017, said Register's Office.

Being further conveyed to DAWN GILLESPIE PATRICK, by deed from JON BURT PATRICK, of record in Instrument No. 20200218-0017693, dated January 16, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-16-0L-001.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 117, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5080, page 315, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160921-0099638, said Register's Office.

This is improved property located at 2000 Ashwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2022.

Dawn G. Patrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dawn G. Patrick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2022.

Notary Public

My Commission Expires:

