QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 855730 DEEDQC
05/16/2022 10:02:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220516-0055763

THIS INSTRUMENT WAS PREPARED BY
HARDEMAN, MONTGOMERY & POTTER
4301 HILLSBORO PIKE, SUITE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
PIERCE DEVELOPMENT GROUP, LLC	NEW OWNER	071-15-0-160.00
(NAME)	(NAME)	
2515 BRITTANY DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PIERCE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **PIERCE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County being Lots Nos. 281 and 282 on the Plat of the Highland Land Company's Subdivision as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee. Said Lots Nos. 281 and 282 front together 50 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 to an alley.

Being the same property conveyed to Pierce Development Group, LLC by Warranty Deed from Bars Hooper Holdings, LLC of record in Instrument No. 20220318-0031812, Register's Office for Davidson County, Tennessee.

This deed is executed for the purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lot No. 281 and 282, on the Plat of the Highland Land Company's Subdivision as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee. Said Lots Nos. 281 and 282 front together 50 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 to an alley.

unimproved ☐
This is improved ☒ property, known as 1310 Pennock Avenue, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 hand this 13th day of May, 2022.

PIERCE DEVELOPMENT GROUP, LLC

BY: _____

JAMES PIERCE, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Pierce whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 13th day of May, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public