Karen Johnson Davidson County
Batch# 879238 DEEDWARRSP
06/28/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,911.05
20220628-0073986

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TREVOR STIRMEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-21-2024

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 103 North Maple Street, Murfreesboro, TN 37130

File No.: TN-NAS-220230-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Adam Pierce and Caroline Pierce	Primary Residential Mortgage, INC	087-02-0B-037.00-CO
(NAME)	(NAME)	
7904 Silver Oak Ct	1480 North 2200 West, MAC 1003	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **DAVIDSON HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM PIERCE AND CAROLINE PIERCE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 on the Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Instrument No. 20210504-0059747, and Surveyor's Certificate of Correction recorded in Instrument No. 20210713-0094153, 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 Davidson Homes, LLC, an Alabama limited liability company by Warranty deed from Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, Co-Trustees of The John R. Greenwell B Trust of record in Instrument No. 20210730-0102502, Scriveners Affidavit Recorded on February 07, 2022, Instrument No. 20220207-0013613, Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 30, 2021.

Subject to easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒property, known as 7904 Silver Oak Ct Mt Juliet TN 37122
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 claiming by, through or under GRANTOR, but not otherwise. 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 our hands this 24 day of June, 2022.

Davidson Homes LLC, an Alabama Limited Liability Company

By: Tom Thomas
Its: Division President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, this 24 day of June, 2022, Tom Thomas personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Its: Division President of Davidson Homes LLC, an Alabama limited liability company, the within named grantor, and that he/she, being authorized to do so, execute the within instrument for the purposes therein contained by signing on behalf of said grantor.

Notary Public

My Commission Expires: _____

TREVOR STIRMEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-21-2024

Tennessee Certification of Electronic Document

I, Alexis Esneault, 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 correct copy of the original document executed and authenticated according to law on this 24 day of June, 2022.

Alexis Esneault
Signature

6/24/2022
Date

State of Tennessee

County of Rutherford

Personally appeared before me, Trevor Stirmel, a notary public for this county and state, Alexis Esneault, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 24 day of June, 2022.



Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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