WARRANTY DEED	STATE OF TN COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/27/2022 NOTARY PUBLIC MY COMMISSION EXPIRES 1-3-23

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
File # 2022-3948

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark J. Pierce and Stephanie L. Pierce, Trustees of The Pierce Family Trust dated July 14, 2015	NEW OWNER	091 05 0R 001.00
605 Ries Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Cort S. Thompson and Laura M. Thompson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Pierce Family Trust dated July 14, 2015

HEREINAFTER CALLED THE GRANTEE(S), 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:

Land in Davidson County, Tennessee, being Unit No. 607A, on the plan of Homes at 607 Ries Avenue, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201611300125853, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Cort S. Thompson, an unmarried man, by deed dated 02/20/2018, and recorded 02/22/2018, from J Core Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20180222-0016854 and being the same property conveyed to Cort S. Thompson and Laura M. Thompson, husband and wife, as joint tenants with right of survivorship, by deed dated 03/01/2020, and recorded 03/16/2020, from Cort S. Thompson, a married man, who acquired title as unmarried, joined in execution by his spouse, Laura M. Thompson, of record in Instrument Number 20200316-0028942, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 605 Ries Avenue Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 895895 **DEEDWARR**
07/29/2022 10:25:05 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20220729-0086501

Witness my hand on July 27, 2022}.

Cort S. Thompson

Cort S. Thompson

Laura M. Thompson

Laura M. Thompson

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, a Notary Public of said County and State, Cort S. Thompson and Laura M. Thompson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 27, 2022.

Zahra Daniels

Notary Public, State of Texas

Notary Public

Notarized online using audio-video communication

My Commission Expires: 08/03/2024



Zahra Daniels

ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

File #: 2022-3948

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, BENTON SMITH, 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 7-28-22.

Date

Affiant Signature

7-28-22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of JULY, 20 22.

Notary's Signature

My Commission Expires: 7/31/25
Date

Notary's Seal (if on paper)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 31, 2025