Karen Johnson Davidson County
Batch# 910441 DEEDWARRSP
08/30/2022 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20220830-0097857

SPECIAL WARRANTY DEED

FROM: The Pierce Family Trust dated June 19, 2015

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Benjamin Huffman Pierce

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Benjamin Huffman Pierce 113 Neese Drive Nashville, TN 37211	Same	119-15-0-158.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $405,000.

Affiant

Sworn to and subscribed before me, this 13th day of June, 2022.

Notary Public

My Commission Expires: 3/6/2024

ANDREW QUINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 3/6/2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Pierce Family Trust dated June 19, 2015** (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Huffman Pierce**, an individual (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 113 Neese Drive, Nashville, TN 37211.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 13th day of June, 2022.

SELLER: The Pierce Family Trust dated June 19, 2015

By: _____
Thomas H. Pierce, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas H. Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Pierce Family Trust dated June 19, 2015, the within named bargainor, a trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 13th day of June, 2022.

_____
Notary Public

My Commission Expires: 3/6/2024

ANDREW QUINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 3/6/2024

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EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Neese Heights of record in Plat Book 1424, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas H. Pierce, Trustee of The Pierce Family Trust dated June 19, 2015 by warranty deed from William Hussung and Sarah Shayma Salim of record in Instrument No. 20220412-0042402 Register's Office for Davidson County, Tennessee, dated April 5, 2022.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.

2. Documents of record in the Register's Office for Davidson County, Tennessee.

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CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 June 13, 2022.

6/14/2022
Date

C. Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of June, 2022.

Notary Public

My Commission Expires: 10/2/2023



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