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This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18972-RR

Karen Johnson Davidson County
Batch# 920505 DEEDWARR
09/22/2022 12:58:48 PM 2 pgs
Fees: $13.00 Taxes: $2,260.70

20220922-0105479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $611,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2022.

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/6/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taylor Pierce and Mark Pierce 2018 10th Avenue North Nashville, TN 37208	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	081 07 0 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Darian M. Hampton, a single man, and Nicole Harrold, a single woman****, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark R. Pierce and Taylor R. Pierce, husband and wife**, hereinafter called the Grantees, his/her/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 the Southerly 39 1/2 feet of the Northerly 79 feet of Lot No. 4, in Holt's Unrecorded Subdivision of Lot Nos. 8 and 11, in Owen's Buena Vista Plan, the original Plan is of record in Plat Book 15, Pages 10 and 11, in the Register's Office of Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof. Said part of Lot No. 4 fronts 39 1/2 feet on the Easterly side of 10th Avenue North, formerly Crooked Street and runs back between parallel lines 129 feet, more or less to an alley, the Northerly line of this Lot being 165 1/2 feet Southerly from the Southern margin of Cass Street. Less and except the portion conveyed to The Metropolitan Government of Nashville and Davidson County in Agreement filed of record in Instrument No. 20200508-0048139, being more particularly described as: Being a strip of land 3 feet in width, parallel and adjacent to the existing right-of-way of 10th Avenue and along the entire frontage of said property, approximately 39.5 feet in length.

Being a part of the same property conveyed to Darian M. Hampton and Nicole Harrold, husband and wife, by Warranty Deed from Hensley Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201210-0144429, in the Register's Office of Davidson County, Tennessee, dated December 02, 2020 and recorded on December 10, 2020.

**Darian M. Hampton and Nicole Harrold are divorced. The purpose of this sale is to adhere to their Marital Dissolution Agreement and relinquish all ownership and property rights of the subject property and convey said ownership and property rights unto the Grantees.

This is improved property located at: **2018 10th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 whomsoever. Whenever 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, Grantor has executed this instrument on this 21st day of September, 2022.

GRANTORS:

Darian Hampton

Nicole Harrold

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darian Hampton and Nicole Harrold, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September, 2022.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____