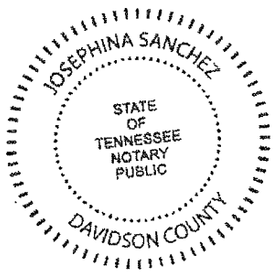
Karen Johnson Davidson County
Batch# 990321 DEEDWARR
04/10/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20230410-0026095

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of April, 2023.

Notary Public

My commission expires: Sept. 7, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sky Houses Inc	New Owner(s)	043-01-0C-010.00-CO
2505 Hester Court	2505 Hester Ct.	
Nolensville TN 37135	Nolensville, TN 37135	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PIERCE ROAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SKY HOUSES INC, A TENNESSEE FOR PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 10, Homes at Pierce Road, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, as set forth in Exhibit " B" of record in Instrument No. 20200304-0024402, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ruby Lee Grant by Warranty Deed from James T. Smith, et ux, Mary A. Smith of record in Book 5437, Page 574, Register's Office for Davidson County, Tennessee, dated May 16, 1979 and recorded on May 18, 1979.

Being a portion of the same property conveyed to Deborah Love by Quitclaim Deed from Ruby Lee Grant, of record in Instrument No. 20190717-0069960, Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on July 17, 2019.

Being a portion of the same property conveyed to Ruby Lee Grant by Quitclaim Deed from Deborah Love, of record in Instrument No. 20190808-0079096, Register's Office for Davidson County, Tennessee, dated August 05, 2019 and recorded on August 08, 2019.

Being a portion of the same property conveyed to Nelson Andrew Beck and Christal Dawn Beck, husband and wife, by Warranty Deed from Ruby Lee Grant, a widow, of record in Instrument No. 20190823-0084934, Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

Being the same property conveyed to Pierce Road Properties, LLC, a Tennessee Limited Liability Company y by Warranty deed from Nelson Andrew Beck and Christal Dawn Beck, husband and wife of record in Instrument No. 20200630-0070840 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1125 Lawrence Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of April, 2023.

Pierce Road Properties, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Kyle Baker, Member

By: _____
Ashley Page Harris, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary Kyle Baker and Ashley Page Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Pierce Road Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2023.

_____
Notary Public

My Commission Expires: 7-7-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Holly A. Mason, 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 April 6 2023.

Affiant Signature

4/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of April 2023.

Notary's Signature

(Notary Seal)

ASHLEE O. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026