RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17158-2023

Karen Johnson Davidson County
Batch# 1055082 DEEDWARR
09/28/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,097.90
20230928-0076330

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ day of September, 2023

NOTARY PUBLIC

My commission expires: 9.21.2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarren Jones 1123 Lawrence Avenue Madison, TN 37115	NEW OWNER	043-01-0C-009-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIXTY SEVEN THOUSAND AND 00/100 Dollars ($567,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PIERCE ROAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JARREN JONES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of 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, at Exhibit B, of record in Instrument #20200304-0024402, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pierce Road Properties, LLC, a Tennessee limited liability company, from Nelson Andrew Beck and Christal Dawn Beck, husband and wife, by Warranty Deed dated June 17, 2020 and recorded June 30, 2020 in Instrument #20200630-0070845, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **1123 Lawrence Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of September, 2023

GRANTOR(S)

Pierce Road Properties, LLC, a Tennessee Limited Liability Company

By: _____
Zach Baker, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Helen Ponchillia, of the state and county mentioned, personally appeared Zach Baker, Managing Member of Pierce Road Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Pierce Road Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company by himself, as Managing Member.

WITNESS my hand and seal, this the 21st day of September, 2023.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 9.21.2023 (date of document).

Affiant Signature

9.21.2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of September 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/19/2025

