RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $385,000.00. L. Phillips Affiant Sworn to and subscribed before me thiss 3rd day of October, 2023. Notary Public My Commission Expires: 9-8-2025
Karen Johnson Davidson County Batch# 1068026 DEEDWARR 11/02/2023 02:55:28 PM 2 pgs Fees: $13.00 Taxes: $1,424.50 20231102-0085991	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Harmony Hughes 3904 Bonnavista Dr Hermitage, TN 37076	New Owner(s)	075-09-0-103.00

THIS GENERAL WARRANTY DEED is made and effective as of the 3rd day of October, 2023 (the "***Effective Date***"), by and between:

DAVID J. PIERSON AND YVONNE M. PIERSON, HUSBAND AND WIFE ("***Grantor***"); and

HARMONY HUGHES, AN UNMARRIED WOMAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being all of Lot No. 277 on the Plan of Section Two (Revised), Hermitage Hills, of record in Plat Book 2900, Page 112 and amended in Plat Book 3377, Page 337, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimie Perry, Trustee by Quitclaim Deed from David J. Pierson of record in Instrument No. 20161108-0118165, Register's Office for Davidson County, Tennessee, dated November 04, 2016 and recorded on November 08, 2016 and within the same deed the said Kimie Perry, Trustee conveyed her interest in the subject property to David J. Pierson and Yvonne M. Pierson, husband and wife, Tenants by the entirety.

This is improved property commonly known as 3904 Bonnavista Dr, Hermitage, TN 37076.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Plat Book 2900, Page 112 and Amended in Book 3377 Page 337, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 3096, Page 5, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

David J. Pierson

Yvonne M. Pierson

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, DAVID J. PIERSON and YVONNE M. PIERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2023.

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 02/26/2024