Karen Johnson Davidson County
Batch# 1081362 DEEDWARR
12/13/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,912.79
20231213-0095861

WARRANTY DEED

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

G-P-23-4028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $787,240.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Pierson and Carla Pierson	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**103-08-0-114.00**
4028 Westlawn Drive	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4916	**Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM LIGHTFOOT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY PIERSON AND CARLA PIERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee, beginning at a point in the northerly margin of West Lawn Drive, which point is 55.0 feet southwesterly from the common corner of Lot Nos. 352 and 353 in Richland Realty Co's West Lawn Subdivision, a plan of which is of record in Book 421, Page 32, in the Register's office for Davidson County,Tennessee, as measured along the northerly margin of West Lawn Drive; and running thence westwardly
with the northerly margin of West Lawn Drive 86.5 feet to a point in the northerly margin of West Lawn Drive 100.0 feet eastwardly from the common corner of Lot Nos. 351 and 352 of said Plan; thence northwardly 225.0 feet, more or less, to a point; thence at right angles eastwardly 86.5 feet, more or less, to a point; thence at right angles southwardly 208.0 feet, more or less, to the point of beginning.

Being the same property conveyed to William Lightfoot, unmarried by Warranty Deed from Clifford Foster, unmarried and Susan Henderson, unmarried of record in Instrument No. 20110715-0054422 Register's Office for Davidson County, Tennessee, dated July 14, 2011 and recorded on July 15, 2011. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4028 Westlawn Drive, Nashville, Tennessee 37209-4916**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 11th DAY OF DECEMBER, 2023.

William Lightfoot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM LIGHTFOOT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of December, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 12/11/23 (date of document).

Affiant Signature

Date 12/12/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2023.

Stephanie Woodall

Notary's Signature

MY COMMISSION EXPIRES: _____

