Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1030

Karen Johnson Davidson County
Batch# 1103862 DEEDWARR
02/22/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20240222-0012337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley Pierson and Carla Pierson**, **husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Olivia Richie, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Glencoe Acres Section II, of record in Book 1835, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Carla Pierson and Bradley Pierson, wife and husband by deed from Jason R. Hall and wife, Erin M. Hall dated August 5, 2019 of record in Inst. No. 20190807-0078550, Register's Office for Davidson County, Tennessee.

Being further conveyed to Bradley Pierson by quitclaim deed from Carla Pierson, dated October 26, 2023, of record in Instrument No. 20231030-0084735, Register's Office for Davidson County, Tennessee. Bradley Pierson is married to Carla Pierson and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 129 Antioch Pike, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mary Olivia Richie **129 Antioch Pike** **Nashville, TN 37211**	First Bank PO Box 4500 Springfield, OH 45501	**133-03-0-134.00**

WITNESS THE EXECUTION HEREOF this 20th day of February, 2024.

Bradley Pierson

Carla Pierson

State of Tennessee)
County of Davidson)

On this 20th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bradley Pierson and Carla Pierson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/6/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 439,900.00.**

Affiant

Sworn and subscribed before me on this the 21st day of February, 2024.

Notary Public

My Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Certificate of Authenticity

I, Adde Dilworth, 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 **February 20, 2024**.

Date

Affiant Signature

February 20, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025