BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1146704
06/13/2024 09:25:51 AM
Fees: $13.00 Taxes: $2,958.15
20240613-0044254

Davidson County
DEEDWARR
2 pgs

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$799,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF June, 2024.

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter P. Logue and Mardi Anne Carter	Same as Owner	
(NAME)	(NAME)	071 15 0 160.00
1310 Pennock Avenue Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PIERCE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARDI ANNE CARTER, AN UNMARRIED WOMAN AND HUNTER P. LOGUE, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 281 on the Plat of The Highland Land Company's Subdivision as of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee. Said Lots No. 281 and 282 front together 50 feet on the Westerly side of Pennock Avenue and run back between parallel lines 175 to an alley.

Being a part of the same property conveyed to Pierce Development Group, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed to Re-Establish Original Lot Lines from Pierce Development Group, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220516-0055763, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022 and recorded on May 16, 2022.

Being the same property conveyed to Pierce Development Group, LLC, by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20220318-0031812, in the Register's Office of Davidson County, Tennessee, dated March 11, 2022 and recorded on March 18, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1310 Pennock Avenue Unit A, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 11th day of June, 2024

PIERCE DEVELOPMENT GROUP, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JAMES PIERCE, SOLE MEMBER

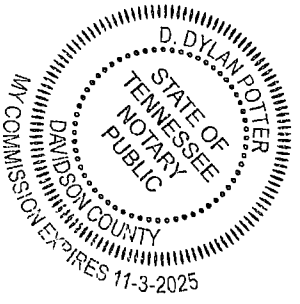
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared James Pierce, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member for Pierce Development Group LLC, the within named bargainor, a limited liability company, and that he is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 11th day of June, 2024.

Commission expires:



_____
Notary Public

MS2024-590