Karen Johnson Davidson County
Batch# 1150899 DEEDWARR
06/26/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $4,103.30
20240626-0047617

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,109,000.00

Madelyn Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF June, 20 24

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(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
Mayur Suresh Phadtare and Arpita Shinde	New Owner	
(NAME)	(NAME)	
2122 Riverside Drive		072 11 0 525.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARPITA SHINDE AND MAYUR SURESH PHADTARE, WIFE AND HUSBAND,** 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. 143 on the map showing the Subdivision of the Waters Place On Maxey Lane as of record in Plat Book 332, Page(s) 136 and 137, In the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

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. 20220602-0063644, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 02, 2022.

Being the same property conveyed to Pierce Development Group, LLC, A Tennessee Limited Liability Company, by General Warranty Deed from David S. Jones and Lisa C. Jones, Husband and Wife, of record in Instrument No. 20220330-0037029, in the Register's Office of Davidson County, Tennessee, dated March 25, 2022 and recorded on March 30, 2022.

Being the same property conveyed to David S. Jones and Lisa C. Jones, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8785, Page 24, in the Register's Office of Davidson County, Tennessee, dated November 03, 1992 and recorded on November 13, 1992.

MS2024-805

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 2122 Riverside Drive, Nashville, TN 37206
(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 24th 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 of Davidson County, Tennessee, personally appeared James Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Pierce Development Group LLC the within named bargainor, a limited liability company and that he as such Sole Member, 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 24 day of June, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

_____
Notary Public

MS2024-805

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/24/24.

Affiant Signature

6/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY