Karen Johnson Davidson County
Batch# 1153003 DEEDWARR
07/01/2024 11:34:30 AM 2 pgs
Fees: $13.00 Taxes: $1,775.63
20240701-0049331

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **479,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 2/13/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Edward Pearce and Nathaniel Edward Pearce	Compass Mortgage.	186-03-0A-173-00
(NAME) 108 Burkitt Commons Avenue	(NAME) 27755 Diehl Rd #100	
(ADDRESS) Nolensville TN 37135	(ADDRESS) Warrenville, IL 60555	
(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,

JEFFREY JOSEPH HUGHES, TRUSTEE OF THE JEFFREY JOSEPH HUGHES REVOCABLE LIVING TRUST DATED MARCH 16, 2023, AS TO 1/2 UNDIVIDED INTEREST AND STACEY HUGHES, TRUSTEE OF THE STACEY HUGHES REVOCABLE LIVING TRUST DATED MARCH 16, 2023, AS TO 1/2 UNDIVIDED INTEREST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHANAEL E. PEARCE, A SINGLE MAN, AND STEVEN E. PEARCE, A MARRIED 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, Tennessee, being Lot No. 173 on the plan of Burkitt commons, Phase I of record in Plat at Instrument No. 20180119-0006002, 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 the same property conveyed to Jeffrey Joseph Hughes, Trustee of The Jeffrey Joseph Hughes Revocable Living Trust dated March 16, 2023, as to 1/2 undivided interest and Stacey Hughes, Trustee of The Stacey Hughes Revocable Living Trust dated March 16, 2023, as to 1/2 undivided interest by Deed dated March 16, 2023 from Jeffrey J. Hughes and Stacey Hughes, husband and wife, recorded March 23, 2023, in Instrument Number 20230323-0021306, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 108 Burkitt Commons Avenue, Nolensville, TN 37135

LT&E File #21067

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/our hand(s) this 27th day of June, 2024

The Jeffrey Joseph Hughes Revocable Living Trust dated March 16, 2023

By: _____
Jeffrey Joseph Hughes, Trustee

The Stacey Hughes Revocable Living Trust dated March 16, 2023

By: _____
Stacey Hughes, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Jeffrey Joseph Hughes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of **The Jeffrey Joseph Hughes Revocable Living Trust dated March 16, 2023**, with the authority to transfer and convey by themselves as the Trustee(s) under the said **The Jeffrey Joseph Hughes Revocable Living Trust dated March 16, 2023**

Witness my hand, at office, this 27th day of June, 2024.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Stacey Hughes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of **The Stacey Hughes Revocable Living Trust dated March 16, 2023**, with the authority to transfer and convey by themselves as the Trustee(s) under the said **The Stacey Hughes Revocable Living Trust dated March 16, 2023**

Witness my hand, at office, this 27th day of June, 2024.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 11/3/25

LT&E File #21067

I Lisa Allard, 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 July 1, 2024.

_____ July 1, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 1, 2024.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

_____ MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary