WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DSON COUNTY

Karen Johnson
Batch # 1153050
07/01/2024 12:42:26 PM
Fees: $13.00 Taxes: $2,367.63

Davidson County
DEEDWARR
2 pgs

20240701-0049428

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$639,900.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2024.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew William Dunn **Sarah Jane Donovan**	USAA Federal Savings Bank	**Map 172-05-0-B Parcel 047.00co**
120 Sterling Oaks Court	10750 McDermott Freeway	
Brentwood, TN 37027	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Russell W. Pierry and wife, Julie A. Pierry

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

Matthew William Dunn and Sarah Jane Donovan, husband and wife

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. 47 on the Final Plat for Sterling Oaks, a Planned Unit Development, Phase I, of record in Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Russell W. Pierry and wife, Julie A. Pierry, by Warranty Deed dated July 16, 2007, from Ashley A. Fitz (formerly known as Ashley A. Hunt), of record in Instrument No. 20070720-0086407, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 8250, Page 998, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Boundary Plat of record in Plat Book 9700, page 770, Register's Office for Davidson County. 3) Declaration of Covenants, Conditions and Restrictions and By-Law of Sterling Oaks, Homeowners Association, Inc. of record in Book 10951, Page 547, and amended in Book 11514, Page 959. 4) Charter of Sterling Oaks Homeowners' Association, Inc., of record in Book 10951, Page 540, Register's Office for Davidson County, Tennessee. 5) Easement for Sanitary Sewer and/or Storm Drainage of record in Book. 7121, Page 177 and 185, Book 7250, Page 755 and 761, Book 7573, Page 231, Register's Office for Davidson County, Tennessee. 6) Subject to Cemetery and rights of ingress and egress of record in Book 4600, Page 99, and Book 2438, Page 276, said Register's Office. 7) Subject to Electrical Transmission Line Easements of record in Book 1171, Page 37, and Book 1205, Page 17, and Book 2438, Page 276, said Register's Office. 8) Easement to Bellsouth Telecommunications of record in Instrument No. 20010824-0091876, Register's Office for Davidson County, Tennessee. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **120 Sterling Oaks Court, Brentwood, TN 37027**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-TWG-24-120

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 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 24 day of **June, 2024.**

Russell W. Pierry

Julie A. Pierry

STATE OF OREGON)
COUNTY OF Deschutes)

Personally appeared before me, a Notary Public of said County and State, **Russell W. Pierry and Julie A. Pierry,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Sisters (CITY), Oregon (STATE), this 24 day of **June, 2024.**

Notary Public

My Commission Expires: Sept 9, 2024

OFFICIAL STAMP
BENJAMIN J. KELSO
NOTARY PUBLIC-OREGON
COMMISSION NO. 1003885
MY COMMISSION EXPIRES SEPTEMBER 9, 2024