WARRANTY DEED

Karen Johnson
Batch # 1153657
07/02/2024 09:48:50 AM
Fees: $13.00 Taxes: $2,290.30

Davidson County
DEEDWARR
2 pgs

20240702-0049764

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Futrell	Ally Bank	
(NAME)	(NAME)	
2509 Santi Avenue	601 S. Tyron St. Ste 100	081-10-0-115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Charlotte, NC 28202-2028	
(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, I/we, **Aaron Michael Pierce and Elizabeth Catherine Harwood, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Futrell, a single person**, HEREINAFTER CALLED THE GRANTEE, 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 the West 47 feet of Lot No. 43 on the Plan of Cobb's Subdivision of Lot No. 6, of Harding Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 47 feet on the Southerly side of Santi Avenue, formerly Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aaron Michael Pierce and Elizabeth Catherine Harwood, husband and wife by Warranty Deed from L.A.N.D. Group, LLC, a Tennessee limited liability company of record in Instrument No. 20201223-0152689 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 23, 2020.

This is property more commonly known as 2509 Santi Avenue, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 28th day of June, 2024.

Witness my/our hand this 28th day of June, 2024.

Aaron Michael Pierce

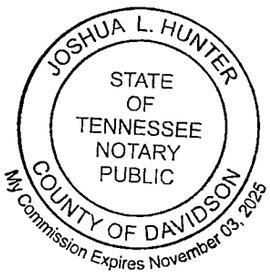
Elizabeth Catherine Harwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2024, before me personally appeared Aaron Michael Pierce and Elizabeth Catherine Harwood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2024.

Notary Signature
My commission expires:



PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075