WARRANTY DEED

File #24-228

Karen Johnson
Batch # 1175256
08/29/2024 10:31:33 AM
Fees: $13.00 Taxes: $2,157.10

Davidson County
DEEDWARR
2 pgs

20240829-0066421

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-17-28

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Ziecker and Heide Ziecker, Trustees of The Russell and Heide Ziecker Trust	NEW OWNER	146-08-0-139.00
(NAME)	(NAME)	
5112 Wilmar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Robert G. Pearson and Dorothy J. Pearson, Trustees of The Robert and Dorothy Pearson Living Trust under agreement dated January 14, 2000,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell Ziecker and Heide Ziecker, Trustees of The Russell and Heide Ziecker Trust under trust instrument dated June 20, 2018,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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. 381 on the Plan of Crieve Hall Estates, Section V of record in Plat Book 2133, Page 91, 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 Robert G. Pearson and Dorothy J. Pearson Tr UA Jan 00 The Robert and Dorothy Pearson Living Trust by Quitclaim Deed from Robert G. Pearson and wife, Dorothy J. Pearson of record in Instrument No. 20200821-0094480 Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 21, 2020.

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.

unimproved ☐
This is improved ☒ property, known as 408 Fieldcrest Drive, Nashville, TN 37211

(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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 27th day of August, 2024.

The Robert and Dorothy Pearson Living Trust

By: Robert G Pearson
Robert G. Pearson

By: Dorothy J Pearson
Dorothy J. Pearson

STATE OF Michigan
COUNTY OF Eaton

Personally appeared before me, the undersigned, a Notary Public in and for the County and Sate, the within named Robert G. Pearson and Dorothy J. Pearson, Trustees of the Robert and Dorothy Pearson Living Trust dated January 14, 2000, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees for the Robert and Dorothy Pearson Living Trust, dated January 14, 2000 and who executed the foregoing instrument as such Trustees for the purpose therein contained.

Witness my hand, at office, this 26th day of August, 2024.

Crystal L. Thompson
Notary Signature
My commission expires: 3/4/2027

CRYSTAL L THOMPSON
Notary Public - State of Michigan
County of Ingham
My Commission Expires Mar 4, 2027
Acting in the County of Eaton

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027