Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3974

Karen Johnson Davidson County
Batch# 1182448 DEEDWARR
09/17/2024 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20240917-0071919

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2024

Notary Public

Commission Expires: 3/8/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
William E. Troutt and Carole P. Troutt 900 20th Avenue South Unit 1103 Nashville, TN 37212	NEW OWNER	092-16-0E-108.00-CO

WARRANTY DEED

FOR AND IN 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,

Ubiraene A. Pierson, a married woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Troutt and wife, Carole P. Troutt

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 Unit 1103, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Ubiraene A. Pierson by Warranty Deed from Chelsea Tennessee, LLC of record in Instrument No. 20220318-0031758, Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 18, 2022.

John Pierson is hereby joining in on the conveyance of this document to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 900 20th Avenue South, Unit 1103, Nashville, TN 37212

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 so 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.

Dated this the 17th day of September, 2024.

Ubiraene A. Pierson

John Pierson

STATE OF TENNESSEE
COUNTY OF Sumner

On this 16th day of September, 2024, before me personally appeared Ubiraene A Pierson and John Pierson, 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 16th day of September, 2024.

Notary Signature
My commission expires: 9/27/26

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2026
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/16/24 (date of document).

Affiant Signature

9/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027