Karen Johnson Davidson County
Batch# 1239554 DEEDWARR
02/21/2025 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,238.13
20250221-0012921

WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3587693 ***Return to:*** Wagon Wheel Title & Escrow Lockeland Law Group 204 South 11th Street Nashville, TN 37206	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value for this transfer, whichever is greater, is $604,900.00. Affiant Subscribed and sworn before me, this 14th day of February, 2025. Notary Public My Commission Expires: 3/3/26
Property Address: 2018 – 10th Avenue North Nashville, TN 37208	***Parcel ID:*** 081-07-0-130.00
Property Owner: John Juanco Punsal Bautista & Maria Luisa Punsal Bautista 2018 – 10th Avenue North Nashville, TN 37208	***Mail tax bills to:*** BAY EQUITY LLC 2300 CLAYTON RD, STE 1300 CONCORD, CA 94520

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INDENTURE is made effective as of the 14th day of February, 2025, by **MARK R. PIERCE and TAYLOR R. PIERCE, husband and wife,** First Parties, for the purpose of conveying the premises described herein to **JOHN JUANCHO PUNSAL BAUTISTA and MARIA LUISA PUNSAL BAUTISTA, joint tenants,** Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Parties, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee being the southerly 39 1/2 feet of the northerly 79 feet of Lot No. 4, in Holt's Unrecorded Subdivision of Lots No. 8 and 11, in Owen's Buena Vista Plan, the original Plan is of record in Plat Book 15, Pages 10 and 11, in the Register's Office of Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 4 fronts 39 1/2 feet on the easterly side of 10th Avenue North, formerly Crooked Street and runs back between parallel lines 129 feet, more or less to an alley, the northerly line of this Lot being 165 1/2 feet southerly from the Southern margin of Cass Street. Less and except the portion conveyed to The Metropolitan Government of Nashville and Davidson County in Agreement filed of record in Instrument No. 20200508-0048139, being more particularly described as: Being a strip of land 3 feet in width, parallel and adjacent to the existing right-of-way of 10th Avenue and along the entire frontage of said property, approximately 39.5 feet in length.

Being the same property conveyed to Mark R. Pierce and Taylor R. Pierce, husband and wife, by Warranty Deed dated September 21, 2022 from Darian M. Hampton, a single man, and Nicole Harrold, a single woman, recorded at Instrument No. 20220922-0105479, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 15, Page(s) 10 and 11 and Agreement for Dedication of Public Right-of-Way to The Metropolitan Government of Nashville and Davidson County, as recorded at Instrument No. 20200508-0048139; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 25 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Mark R. Pierce

Taylor R. Pierce

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Mark R. Pierce**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 6th day of December, 2024.

Destyne Sanders
NOTARY PUBLIC

DESTYNE SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/20/28

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Taylor R. Pierce**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 6th day of December, 2024.

Destyne Sanders
NOTARY PUBLIC

DESTYNE SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/20/28

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 14. 2025.

Affiant Signature

21st day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028