WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242649 DEEDWARR
03/03/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20250303-0015816

W-S-25-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.24.29

(AFFIX SEAL)

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Belle Meade Title & Escrow	**NEW OWNER**	
(NAME)	(NAME)	
109 Kenner Avenue, Suite 201		**043-06-0-005.00** **043-06-0-006.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS H. PIERCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELLE MEADE TITLE AND ESCROW, TRUSTEE - 109 KENNER AVENUE, SUITE 201, NASHVILLE, TN 37205,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: M/P 043-06-0-005.00

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Derek Kimbro in Instrument No. 2008117-0005373, R.O.D.C.T., More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at an iron pin in the Northerly margin of Anderson Lane, said pin being a common corner to Janice M. Fly in (DB 10984 PG 745 RODCT) and the most Southwest corner to herein described tract; Thence now leaving said margin with said Fly North 04 degrees 43 minutes 15 seconds East, passing the Northeast corner of said Fly at 233.00' a total of 452.62' to an existing iron pin at the Southwest corner of Paradise Properties; Thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37'; Thence now leaving said Paradise Properties South 00 degrees 16 minutes 39 seconds West, 450.08' to a point in the Northerly margin of Anderson Lane; Thence with said margin South 89 degrees 00 minutes 00 seconds West, 143.46' to the point of beginning, containing 1.301 acres.

Tract II: M/P 043-06-0-006.00

Being a tract of land in Davidson County, Tennessee, and that property conveyed to Kimbro Services, Inc. in Instrument No. 20131216-126706 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/16/16 as follows:

Beginning at existing iron pin in the edge of a gravel drive in the Northerly margin of Anderson Lane, said pin being the Southwest corner of John H. Jackson and the Southeast corner to herein described tract; Thence now leaving said Jackson with said margin South 89 degrees 00 minutes 00 seconds West, 143.46'; Thence now leaving said margin North 00 degrees 16 minutes 39 seconds East, 450.08' to a point in the Southerly line of Paradise Properties; Thence with the Southerly line of said Paradise Properties North 89 degrees 12 minutes 44 seconds East, 108.37' to an existing iron pin, said pin being the Northwest corner of previous said Jackson; Thence now leaving said Paradise with the Westerly line of said Jackson South 04 degrees 11 minutes 20 seconds East, 450.26' to the point of beginning, containing 1.300 acres.

Being the same property conveyed to Thomas H. Pierce by Quitclaim Deed from 909 Development Group LP of record in Instrument No. 20210518-0066779 Register's Office for Davidson County, Tennessee, dated 4/9/2021 and recorded on 5/18/2021.

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years.

- All matters shown on the Plan of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Anderson Lane, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF FEBRUARY, 2025.

Thomas H. Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H. PIERCE, the within named bargainor, 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 official seal, this the 26th of February, 2025.

Notary Public
My Commission Expires: 3/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Robert J. Notestine III, 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 2.26.25.

AFFIANT SIGNATURE

3.3.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3rd day of March, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029