WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248473 DEEDWARR
03/20/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20250320-0020372

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED EIGHTY THREE THOUSAND AND 00/100 ($383,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 05-24-2025

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
LUKE ALAN PEARCE (NAME)	**NEW OWNER** (NAME)	**088 00 0 006.00**
1090 GARLAND HOLLOW ROAD PEGRAM, TN 37143 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of March, 2025, the undersigned, **TODD DANIEL ANDREWS, JR., AN UNMARRIED MAN, AND LACEY FLEMING, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LUKE ALAN PEARCE, AN UMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1090 GARLAND HOLLOW ROAD, PEGRAM, TN 37143** and more particularly described as follows:

Certain real property situate in the 9th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a point in the Nashville Branch Creek where it intersects with the East Fork of Pond Creek; thence South 41 degrees 30 minutes East 214 feet to an iron pin; thence South 44 degrees 30 minutes East 184.5 feet to an iron pin at the intersection of the creek; thence South 30 degrees 30 minutes West 357 feet to an iron pin on the hill approximately 150 feet from the Northeast corner of the old cemetery fence; thence North 61 degrees 30 minutes West 342.5 feet to an iron pin in the creek; thence with the center of the creek North 17 degrees 00 minutes East 212.5 feet to an iron pin in the center of the creek; thence North 31 degrees 00 minute East 108.5 feet to an iron pin in the centerline of the creek; thence North 33 degrees 30 minutes East 157.5 feet to the point of beginning and containing 3.06 acres, more or less.

Being the same property conveyed to Todd Daniel Andrews, Jr., unmarried and Lacey Fleming, unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from C & C Residential Properties Inc., a Texas Corporation, of record in Instrument No. 20220225-0021735, in the Register's Office of Davidson County, Tennessee, dated February 22, 2022, and recorded on February 25, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of March, 2025.

GRANTOR: TODD DANIEL ANDREWS JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TODD DANIEL ANDREWS JR.**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of March, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: LACEY FLEMING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LACEY FLEMING**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of March, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 17, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/18/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025