QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1248989 DEEDQC
03/21/2025 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LUKE ALAN PEARCE AND REBECCA MYERS	**SAME**	
(NAME) **1090 Garland Hollow Road**	(NAME)	**088 00 0 006.00**
(ADDRESS) **Pegram, TN 37143.**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **LUKE ALAN PEARCE, AN UNMARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO**: LUKE ALAN PEARCE, AN UNMARRIED MAN AND REBECCA MYERS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

CERTAIN REAL PROPERTY SITUATE IN THE 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 C7C RESIDENTIAL PROPERTIES INC. OF RECORD IN INSTRUMENT NO. 20220225-0021735 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 2/22/2022 AND RECORDED ON 2/25/2022.

FURTHER BEING THE SAME PROPERTY CONVEYED TO LUKE ALAN PEARCE, AN UNMARRIED MAN BY WARRANTY DEED FROM TODD DANIEL ANDREWS, JR., AN UNMARRIED MAN, AND LACEY FLEMING, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20250320-0020372 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 3/17/2025 AND RECORDED ON 3/20/2025.

This is Improved Property commonly known as: 1090 Garland Hollow Road, Pegram, TN 37143.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 17 day of March 2025.

LUKE ALAN PEARCE

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Luke Alan Pearce, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of March 2025.

Notary Signature

My commission expires: 3·3·2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, BRANDON LIPPMAN, 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

Affiant Signature

March 20, 2025

Date

State of Tennessee

County of DAVIDSON

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

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027