This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd
Nashville, TN 37217

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25805

ADDRESS NEW OWNER:
Justin Pierce and Linda Pierce
805 Musket Trail
Nashville, TN 37217

Karen Johnson
Batch # 1254785
04/01/2025 12 04 43 PM
Fees $13 00 Taxes $1,476 30
Davidson County
DEEDWARR
2 pgs
20250401-0024617

SEND TAX BILL TO: MORTGAGEE:
Barrett Financial Group, LLC
275 E. Rivulon Blvd. #200
Gilbert, AZ 85297

MAP 135160A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jo Beth Hastings** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Justin Pierce, unmarried and Linda Pierce, married,** as tenants in common with rights * hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: * of survivorship

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit; Being Lot No. 5, on the Plan of Subdivision for Tracts 8, 9, & 10, Nashboro Village, of record in Book 5200, Page 186, 187, 188, and 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Hastings and wife, Jo Beth Hastings by Deed dated June 30, 1999, from William E. Dunn and wife, Lynda J. Charles Dunn of record in Book 11553, page 351, Register's Office for Davidson County, Tennessee.

Michael D. Hastings having died, his death certificate attached as Exhibit A, leaving Jo Beth Hastings, sole owner, as surviving tenant by the entirety.

This is improved property known as 805 Musket Trail, Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 4827, page 14; Book 5465, page 561; Book 5588, page 429; 20150914-0093006; Inst 20160516-0048519; 20001031-0108075; 20180612-0056546; 20190531-0051795; 20201027-012456; 20210301-0025406; 20250116-0003752 ;said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof
By-Laws contained in an instrument of record in Book 4828, page 834, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, page 186, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon
Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
Charter of record in Book 4828, Page 434 and Book 5576, Page 419, in the Register's Office for Davidson, County, Tennessee

Easement to Colonial Pipeline of record in Book 3955, Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee and Minute Book 75, Page 192 , Chancery Court for Davidson County, Tennessee
Overhead Power Line Easements of record in Book 4821, Page 111, Easement for TVA Line Easement of record in Book 437, Page 14, Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, their heirs and assigns, forever; and,

GRANTOR does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of March, 2025.

Jo Beth Hastings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jo Beth Hastings**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2025.

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $399,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of March, 2025.

NOTARY PUBLIC
My Commission Expires.

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY