RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1272315
05/13/2025 09:35:05 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20250513-0037439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF May 2025.

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Makenna Messina	NEW OWNER	
(NAME)	(NAME)	141-07-0B-023.00-CO
7028 Somerset Farms Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **J. GREG HARDEMAN, EXECUTOR OF THE ESTATE OF JENNIFER E. PIERCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAKENNA MESSINA, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Somerset Farms, Section One of record in Plat Book 7900, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer E. Pierce, an unmarried person, by Warranty Deed from Coley Davis Associates, Inc., a Tennessee Corporation of record in Book 9248, page 437, Register's Office for Davidson County, Tennessee, dated February 03, 1994. The said Jennifer E. Pierce died testate on or about March 1, 2025. Pursuant to her Last Will and Testament, admitted in the Probate Court of Davidson County, Tennessee (25P470) appoints J. Greg Hardeman as her Executor and/or Successor Executor. He is vested with power of sale pursuant to the Last Will and Testament.

Jennifer E. Pierce is the same as Jennifer Ember Pierce.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7028 Somerset Farms Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2025-546

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 12 day of May, 2025

THE ESTATE OF JENNIFER E. PIERCE

BY: _____

J. GREG HARDEMAN, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, J. Greg Hardeman with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Executor of the Estate of Jennifer E. Pierce, and who further acknowledged that he is authorized to execute the within instrument as Executor of the Jennifer E. Pierce Estate.

Witness my hand and official seal this 12th day of May, 2025.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

_____
Notary Public