BOX 10-A

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 38385-10-2024

Karen Johnson Davidson County
Batch # 1387707 DEEDWARR
03/03/2026 01:19:41 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00

20260303-0016782

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,~~250,000~~.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2026.

Notary Public

My Commission Expires: 3/3/2026

M. F. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James C. Pierce, Amber Pierce 1135 Crater Hill Drive Nashville, TN 37215	2515 Brittany Drive Nashville, TN 37206	Map and Parcel No.: 14406002600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DeWitt C. Thompson, IV and wife, Jacqueline G. Thompson ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jimmy Pierce aka James C. Pierce and Amber Pierce, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1135 Crater Hill Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 27th day of February, 2026.

DeWitt C. Thompson, IV

Jacqueline G. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DeWitt C. Thompson, IV and Jacqueline G. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2026.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Chickering Hills, Section Three, of record in Book 2663, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description of said lot, containing 3.55 acres, more or less.

Being part of the same property conveyed to DeWitt C. Thompson, IV, by deed dated February 29, 2012 from Tenn Thom Realty L.L.C., a Delaware limited liability company, successor by merger and name change to Tenn Thom Realty Corporation, of record in Instrument No. 20140501-0036897, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 11, 2018 of record in Instrument No. 20181015-0102007, Register's Office for Davidson County, Tennessee, DeWitt C. Thompson IV and wife, Jacqueline G. Thompson conveyed subject property to DeWitt C. Thompson, IV and wife, Jacqueline G. Thompson.

This conveyance is made subject to:

1. 2026 County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Application for Greenbelt Assessment- Forest of record in Instrument No. 20190226-0017296, Register's Office for Davidson County, Tennessee.
3. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1001.
4. Agreement concerning annual pumping charge in connection with water system of record in Book 880, Page 119, Register's Office for Davidson County, Tennessee.
5. Easement for the flow of a creek across the subject premises.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6447, Page 681, Register's Office for Davidson County, Tennessee.