WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402689 DEEDWARR
04/07/2026 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20260407-0028000

File No. SG-26-1406

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas Pierce	**New Owner**	
(NAME)	(NAME)	
5417 Brownstone Drive	**Same As**	171-04-0A-009.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I/we, **Susan Southern and Margaret Morrison**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Thomas Pierce**, HEREINAFTER CALLED THE GRANTEE, 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. 9, on the Plan of Section One, Brownstone, as shown on Plat of record in Book 9700, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William F.Pierce, Jr. a single person by Warranty Deed from James R. Frazier and wife, Cindy J. Frazier of record in Instrument No. 20130107-0001706 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 07, 2013.

Being the same property conveyed to William Franklin Pierce, Jr., as Trustee of The Bill Pierce Living Trust U/A dated September 08, 2017 by Quitclaim Deed from William Franklin Pierce, Jr., a widower of record in Instrument No. 20170908-0092536 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 08, 2017. William Franklin Pierce Jr subsequently died on July 21,2025.

Being the same property conveyed to Susan Southern, Margaret Morrison and William Thomas Pierce in Equal Shares as tenants in common by Quitclaim Deed from Vearl J. Pierce, Successor Trustee of the Bill Pierce Living Trust UAD September 08, 2017 of record in Instrument No. 20250811-0063468 Register's Office for Davidson County, Tennessee, dated August 08, 2025 and recorded on August 11, 2025.

This is property more commonly known as 5417 Brownstone Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of March, 2026.

Margaret Morrison

Margaret Morrison

STATE OF TN
COUNTY OF Madison

On this 27th day of March, 2026, before me personally appeared Margaret Morrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as ~~such person's~~ (or persons') free act and deed.

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

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Rick Perry
Notary Signature
My commission expires: 9-19-28

Susan Southern

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[redacted]

[redacted]

Witness my/our hand this ____ day of March, 2026.

Margaret Morrison

STATE OF _____
COUNTY OF _____

On this ___ day of March, 2026, before me personally appeared Margaret Morrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ___ day of March, 2026.

Notary Signature
My commission expires:

Susan Southern

STATE OF MS
COUNTY OF DESOTO

On this 27 day of March, 2026, before me personally appeared Susan Southern, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 1/14/29

State of Mississippi
PURNELL BLACKMON SR, Notary Public
De Soto County
My Commission Expires January 14, 2029
Commission Number 104400

Certificate of Authenticity

I, Spencer Gross, 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 27th, 2026.

Affiant Signature

March 27th, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
6th day of April, 2026.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

