WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403232 DEEDWARR
04/08/2026 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260408-0028205

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/06/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/3/29

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 3659-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ryne Richard Tierno	**PennyMac Loan Service, LLC**	050-02-0E-255.00-CO
3377 Thorpe Road	3043 Townsgate Road, Suite 200	
Nashville, TN 37207	Westlake Village, CA 91361	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Anthony John Pierro and Elysa Pierro, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryne Richard Tierno, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 255 on the Plan of Final Plat, Thornton Grove PUD, Phase 3B, of record in Instrument No. 20221207-0127610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company of record in Instrument No. 20240103-0000618 Register's Office for Davidson County, Tennessee, dated January 02, 2024 and recorded on January 03, 2024.

Being the same property conveyed to Anthony John Pierro, unmarried man by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20240401-0022129 Register's Office for Davidson County, Tennessee, dated March 29, 2024 and recorded on April 01, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3377 Thorpe Road Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 6, 2026.

Anthony John Pierro

Elysa Pierro

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anthony John Pierro and Elysa Pierro, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 6, 2026.

Notary Public

My Commission Expires: 9/3/29

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 3659-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 6, 2026.

J. Carlton Drumwright

April 6, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 6, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY