Karen Johnson Davidson County
Batch# 1404256 DEEDWARR
04/10/2026 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20260410-0029092

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

Subscribed and sworn to me on April 1, 2026.

Notary Public
My Commission Expires: 7/2/29

ANNE MARIE SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37465

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Kristy Pierson 864 Seymour Avenue Nashville, TN 37206	CROSSCOUNTRY MORTGAGE 2100 SUPERIOR AVENUE CLEVELAND, OH 44114	- 082-08-0C-006.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SP Land Development LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kristy Pierson, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of McFerrin Townhomes, a Townhome Planned Unit Development (a Horizontal Property Regime with Private Elements), of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for McFerrin Townhomes, a Townhome Planned Unit Development (a Horizontal Property Regime with Private Elements), at Instrument No. 20181231-0126235, being amended by First Amendment at Instrument No. 20251010-0081166, 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 a portion of the same property conveyed to SP Land Development LLC by Warranty Deed

from Ebert Investments, LLC, An Alabama Limited Liability Company of record in Instrument No. 20181030-0107306 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 30, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 843, Page 25, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181231-0126235, as amended by First Amendment of record in Instrument No. 20251010-0081166, as amended by Second Amendment at Instrument No. 20260106-0001154 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of McFerrin Townhomes Owners Association, Inc. of record in Instrument Number 20181231-0126235, in the Register's Office for Davidson County, Tennessee. Bylaws begin on page 36 of said Instrument No. 20181231-0126235, said Register's Office.

5. Charter of McFerrin Townhomes Owners Association of record in Instrument Number 20181231-0126234, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication for Public Right-of-Way Favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20190319-0024801, in the Register's Office for Davidson County, Tennessee.

7. Private Shared Sewer Line Letter of Responsibility of record in Instrument Number 20190503-0041320, in the Register's Office for Davidson County, Tennessee.

8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 864 Seymour Avenue, Nashville, TN 37206.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 1, 2026.

SP LAND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
Quincy L. Salam, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Quincy L. Salam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Authorized Representative of SP Land Development, LLC, the within named bargainor, and that she as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Representative.

Witness my hand, at office, on April 1, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

37465

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 1. 2026

Affiant Signature

9th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

