Karen Johnson
Batch # 1415222
05/04/2026 11:14:22 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260504-0039461

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This Instrument Was Prepared By:
J. William Johnson
Johnson Law Firm
671 Morganton Square Drive
Maryville, TN 37801

OWNER & TAXPAYER:
Pierce Properties & Acquisitions LLC
606 Centerpoint Lane
Nashville, TN 37209

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this the 17th day of February 2026, by and between CHRISTIAN SCOTT PIERCE, by and through his attorney-in-fact, Alan Pierce, hereinafter designated as Grantor, and PIERCE PROPERTIES & ACQUISITIONS LLC, hereinafter designated Grantee.

WITNESSETH: THAT the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, has quitclaimed and does hereby quitclaim unto the Grantee all of his interest in the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 10, Richland Station, as shown in Declaration of Covenants, Conditions, and Restrictions recorded in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

THIS CONVEYANCE is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record (3) all subdivision condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BEING the same property conveyed to Christian Scott Pierce, a single man, by Warranty Deed dated August 22, 2019, from James H. Griffin Jr. and wife, Kimberly C. Griffin, of record in Instrument # 20190827-0086049, in the Register's Office for Davidson County, Tennessee.

Map and Parcel 091-15-OE-010.00-CO

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on the day and date first above written.

CHRISTIAN SCOTT PIERCE

By _____
ALAN PIERCE
Attorney-in-Fact

STATE OF TENNESSEE)
SS
COUNTY OF BLOUNT)

Personally appeared before me, the undersigned authority, a Notary Public in and of said State and County, the within named bargainor, ALAN PIERCE, the duly appointed Attorney-in-Fact for Christian Scott Pierce, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the free act and deed of the said Christian Scott Pierce for the purposes therein contained.

Witness my hand and official seal this 29 day of April, 2026.

_____
NOTARY PUBLIC

WILLIAM JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

My Commission Expires:
2/27/30

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $.00.

_____
Affiant

Subscribed and sworn to before me this 29 day of April, 2026.

_____
Notary Public
My Commission Expires: 2/27/30

WILLIAM JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT