WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435152 DEEDWARR
06/17/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $25,345.00
20260617-0054973

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF June 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Marie Warner, Trustee	Michelle Marie Warner, Trustee	
(NAME)	(NAME)	
1302 Tyne Blvd	1302 Tyne Blvd	145 03 0 003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **JAMES C. PIERCE, MARRIED AND DANIEL E. BATES, MARRIED** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE MARIE WARNER, TRUSTEE OF THE RICHARD CHARLES WARNER AND MICHELLE MARIE WARNER JOINT TRUST, DATED DECEMBER 27, 2021,** HEREINAFTER CALLED THE GRANTEES, 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. 2 on the plan of SECTION III HARPETH ACRES BEING A REVISION OF LOT NO. 1 AS SHOWN ON THE PLAN OF HARPETH ACRES SECTION II - RODC. BOOK. 1835 PAGE.57 & A PART OF THE W.S. WALKER PROPERTY, as of record in Plat Book 2083, Page 15, for said county, described as follows:

Beginning at a point in the Northerly margin of Tyne Boulevard being the common corner of lots number 1 and 2; thence in a Northerly direction along the line between said lot number 1 and 2, 247 feet to a point in the rear line of said lots; thence South 88 degrees 02 minutes East 182 feet to a monument in the Westerly margin of an unnamed street; thence along the Westerly margin of said unnamed street, Southerly 222 feet to a monument, the beginning of a curve; thence Southwesterly around said curve 39.1 feet to a monument in the Northerly margin of Tyne Boulevard; thence Westerly with the Northerly margin of Tyne Boulevard 155.1 feet to the point of beginning.

Being the same property conveyed to James C. Pierce, married and Daniel E. Bates, Married, by Warranty Deed from Ying Zhang, unmarried, of record in Instrument No. 20241205-0094459, in the Register's Office of Davidson County, Tennessee, dated December 02, 2024, and recorded on December 05, 2024.

This is not the principal residence of the Grantors herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1302 Tyne Blvd, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of June, 2026

JAMES C. PIERCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Pierce, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

Witness my hand this 16th day of June, 2026

DANIEL E. BATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel E. Bates, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

Tennessee Certification of Electronic Document

I, Paul Soper, 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 6/16/26 (date of document).

Affiant Signature

6/16/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

