Karen Johnson Davidson County
Batch# 1455431 DEEDWARR
08/04/2026 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20260804-0071418

WARRANTY DEED

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WASHINGTON

The actual consideration or value, whichever is greater for this transfer, is $450,000.00.

AFFIANT

Subscribed and sworn to me on July 29, 2026.

NOTARY PUBLIC

My commission expires: 3-8-2028

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Summit LLC - CLOSED SUMMIT, LLC
3135 Peoples Street, Suite 301
Johnson City, TN 37604
File Number: 9525-26SUM-TN

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: **If left blank please use the address of the new owner.**	MAP & PARCEL:
Orr Properties LLC	**LendingOne, LLC**	082-12-0I-003-00
540 Rookery Place	2330 Commerce Park Drive Northeast, Suite 2	
Jupiter, FL 33458	Palm Bay, FL 32905	

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,

Dirk Pierce and Maria G. Pierce, Trustees of Pierce Family Trust dated January 19, 2018

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

Orr Properties LLC, a Tennessee Limited Liability Company

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:

All that certain tract or parcel of Land in Davidson County, Tennessee:

Being Unit 3, Neill Avenue Townhomes, As Shown in the Declaration of Covenants, Conditions and Restrictions for Neill Avenue Townhomes of Record in Instrument Number 20151009-0103114, 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 the same property conveyed to Dirk Pierce and Maria G. Pierce, husband and wife by Warranty Deed from Harry Shields, Married, dated 12/04/2018 and recorded on 12/07/2018 of record in Instrument 20181207-0119520, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dirk Pierce and Maria G. Pierce, Trustees, Under the Pierce Family Trust Dated January 19, 2018 by Quitclaim Deed from Dirk Pierce and Maria G. Pierce, husband and wife, dated 01/21/2019 and recorded on 01/22/2019 of record in Instrument 20190122-0006181, in the Register's Office of Davidson County, Tennessee.

Property Address: 816 Smiley Street, Nashville, TN 37206

Map and Parcel: 082120I00300

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 also known as 816 Smiley Street, 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 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 this 29th day of July, 2026.

Pierce Family Trust dated January 19, 2018

By: _____
Dirk Pierce, Trustee

By: _____
Maria G. Pierce, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2026, before me personally appeared Dirk Pierce and Maria G. Pierce, Trustees of Pierce Family Trust dated January 19, 2018, 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 29th day of July, 2026.

_____
Notary Signature
My commission expires: 3-8-2028

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Levsen, 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 July 29, 2026.

AFFIANT

July 29, 2026
Date

State of Tennessee
County of Washington

Sworn to and subscribed before me this July 29, 2026.

NOTARY PUBLIC

My commission expires: 04/02/2028

