Karen Johnson
Batch # 1462922
08/24/2026 01:55:25 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20260824-0078382

SPACE ABOVE THIS LINE FOR REGISTER'S USE ONLY

RECORDING REQUESTED BY / WHEN RECORDED MAIL TO: Charles E. Halbert, III Halbert Law Offices P.O. Box 1272 Fayetteville, Arkansas 72702	**PREPARED BY:** Charles E. Halbert, III Halbert Law Offices P.O. Box 1272 Fayetteville, Arkansas 72702
NEW OWNER(S) AND ADDRESS: Mark R. Pierce and Taylor R. Pierce, Co-Trustees of the Pierce Revocable Trust dated July 28, 2026 882 Asher Street Fayetteville, Arkansas 72703	**SEND TAX BILLS TO:** Mark R. Pierce and Taylor R. Pierce, Co-Trustees of the Pierce Revocable Trust dated July 28, 2026 882 Asher Street Fayetteville, Arkansas 72703
PROPERTY ADDRESS: 1634 10th Avenue North Nashville, Tennessee 37208	**MAP/PARCEL NUMBER:** 081-12-0-155.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is executed effective as of the 28th day of July, 2026, by TAYLOR RICHMOND PIERCE, also known as TAYLOR R. PIERCE, formerly known as TAYLOR RICHMOND, who acquired title as TAYLOR RICHMOND, a married person ("Grantor"), joined by MARK R. PIERCE, Grantor's spouse ("Joining Spouse"), solely for the limited purpose of consenting to this conveyance and releasing any marital, homestead, elective-share, or other spousal interest, if any, in the Property described below, unto MARK R. PIERCE and TAYLOR R. PIERCE, as Co-Trustees of the PIERCE REVOCABLE TRUST dated July 28, 2026, and their successors in trust ("Grantee").

W I T N E S S E T H:

For estate planning purposes, trust funding purposes, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys unto Grantee, and Grantee's successors in trust and assigns, all of Grantor's right, title, and interest in and to the following described real property situated in Davidson County, Tennessee, together with all improvements, hereditaments, and appurtenances thereunto belonging (the "Property"):

LEGAL DESCRIPTION

Tract No. 1:

Being Lot No. 219 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract No. 2:

Being Lot No. 220 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the above description property but EXCLUDED herefrom is the following property conveyed to the State of Tennessee for Highway purposes described as follows:

Beginning at the apparent common corner of Lots 219 and 220 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, said common corner being located by survey South 47 degrees 30' 29" East 50 feet along the Westerly margin of an alley from its intersection with the Southerly margin of Jane Street; thence along the apparent common line between said Lots Nos. 219 and 220, being the Northerly property line of the Grantor and the Southerly line of the tract of land conveyed by deed of record in Book 2927, Page 16, Register's Office for Davidson County, Tennessee, South 42 degrees 33' 42" West 65.38 feet to a point; thence South 11 degrees 57' 51" West 98.24 feet to a point on the Easterly margin of 10th Avenue, said point being the apparent common corner of said Lots 220 and 221 on the aforesaid subdivision; thence along the apparent common line between said Lots 220 and 221, being the South line of the property of the Grantor and North line of that tract of land conveyed by deed of record in Book 695, Page 142, Register's Office for Davidson County, Tennessee, North 42 degrees 33' 42" East 150 feet to a point on the Westerly margin of an alley; thence along the Westerly margin of said alley and the Easterly boundary of said Lot 220, North 47 degrees 30' 29" West 50 feet to the point of beginning.

Derivation Clause: Being the same property conveyed to Taylor Richmond, single woman, by Warranty Deed from Capovolto, LLC, a Kentucky Limited Liability Company, dated May 18, 2016, and recorded May 23, 2016, as Instrument No. 20160523-0051135, Register's Office for Davidson County, Tennessee.

Commonly Known As: 1634 10th Avenue North, Nashville, Tennessee 37208. **Map/Parcel No.:** 081-12-0-155.00.

SUBJECT TO: (1) taxes and assessments not yet due and payable; (2) easements, restrictions, covenants, conditions, and rights-of-way of record; (3) matters shown on the recorded plat; (4) visible easements or matters that would be shown by an accurate survey or inspection of the Property; (5) all applicable governmental, zoning, and land-use laws and regulations; and (6) any existing mortgage, deed of trust, security instrument, or other lien of record, if any, but nothing in this Deed shall be construed as an assumption by Grantee of any underlying indebtedness unless separately agreed in writing by the applicable lender.

This conveyance is made for estate planning and trust funding purposes, for no monetary consideration, and is intended to transfer title to the Property presently into the name of the trustees of Grantor's revocable inter vivos trust. Grantor is and shall remain a beneficiary of the Pierce Revocable Trust dated July 28, 2026. This conveyance is not intended to transfer any right of occupancy away from Grantor. Accordingly, this conveyance is intended to fall within the protection of 12 U.S.C. § 1701j-3(d)(8), which provides that a lender may not exercise a due-on-sale clause upon a transfer into an inter vivos trust in which the borrower is and remains a beneficiary and which does not relate to a transfer of rights of occupancy in the Property.

This instrument does not create or secure any indebtedness. Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors in trust and assigns forever.

Grantor covenants that Grantor is seized and possessed of the Property, has the right to convey the Property, and will warrant and defend title to the Property unto Grantee and Grantee's successors in trust and assigns against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

Joining Spouse joins in this Deed solely for the limited purposes set forth above and does not make any warranty of title except as to any claim by, through, or under Joining Spouse, if any.

IN WITNESS WHEREOF, Grantor and Joining Spouse have executed this Deed as of the date set forth above.

TAYLOR RICHMOND PIERCE, also known as
TAYLOR R. PIERCE, formerly known as TAYLOR RICHMOND
Grantor

MARK R. PIERCE
Joining Spouse

OATH OF CONSIDERATION AND EXEMPTION

Affiant, being first duly sworn, states that this conveyance is made for estate planning and trust funding purposes, for no monetary consideration, and is exempt from Tennessee realty transfer tax under Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), as a transfer by the transferor of real estate to a revocable living trust created by the same transferor and/or by the transferor's spouse. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E), no oath of value is required for this exempt transaction.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, TAYLOR RICHMOND PIERCE, also known as TAYLOR R. PIERCE, formerly known as TAYLOR RICHMOND, Grantor, and MARK R. PIERCE, Joining Spouse, personally known to me or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2026.

Notary Public
My Commission Expires: 8/24/2030

CHARLES E. HALBERT III
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
COMMISION No. 12711792
COMMISSION EXP. 08/24/2030