WARRANTY DEED

File #2021-194

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $665,000.00.

Karen Boswell
Affiant

Subscribed and sworn to before me on April 29th, 2021.

Briana Gage
NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 630858 DEEDWARR
05/06/2021 03:46:43 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20210506-0061313

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Terri Anderson 5928 Cross Pointe Lane Brentwood, TN 37027	new owner	171-08-0B- 022.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY BIGACH AND SHEILA BIGACH**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TERRI ANDERSON, SINGLE**, 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 Lot No. 10, as shown on the map entitled Section Two, Brelan Park at Saddlewood, of record in Plat Book 7900, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to JEFFREY BIGACH AND WIFE, SHEILA BIGACH, by Warranty Deed from CHARLES D. ROGERS AND WIFE, CHERYL Y. ROGERS, of record as Instrument No. 20090625-0059115, dated June 24, 2009, as corrected in Scrivener's Affidavit of record as Instrument No. 20090728-0070438, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5928 Cross Pointe Lane, Brentwood, TN 37027.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-MB-21-5228

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on April 29, 2021.

Grantor:

Jeffrey Bigach

Grantor:

Sheila Bigach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JEFFREY BIGACH AND SHEILA BIGACH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2021.

Notary Public

My commission expires: 7/16/21

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY