Karen Johnson Davidson County
Batch# 869091 DEEDWARR
06/09/2022 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20220609-0065930

WARRANTY DEED

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to me on May 31, 2022

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24751.2022

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Herman Harvey Jinnette, Jr. and wife, Cynthia G. Jinnette 4040 Port Victoria Court Hermitage, TN 37076	DAS Acquisition Company, LLC 12140 Woodcrest Executive Suite 150 St. Louis, MO 63141	097 04 0 023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **we, William Ritchie Pigue and Linda Sue Pigue, in our capacities as Co-Trustees of The William Ritchie Pigue and Linda Sue Pigue**

Community Property Trust dated July 14, 2020, (hereinafter called "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Herman Harvey Jinnette, Jr. and Cynthia G. Jinnette, husband and wife, (hereinafter called "Grantees")**, their heirs and assigns, a certain tract or parcel of land lying and located in Davidson County, State of Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee and being Lot No. 65 on the Plan of Lake Park, Section One and being of record in Plat Book 4175, Pages 134 and 135, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to William Ritchie Pigue and Linda Sue Pigue as Co-Trustees of The William Ritchie Pigue and Linda Sue Pigue Community Property Trust dated July 14, 2020 by Quitclaim Deed dated July 14, 2020 from William Ritchie Pigue and wife, Linda Sue Pigue and being of record in Instrument Number 20200714-0077036, Register's Office of Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2022 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and payment will be the responsibility of the Grantees when taxes become due and payable.
> 2. Any and all building and zoning regulations of the City, County and/or State.
> 3. Restrictive covenants of record in Book 4429, Page 577 and as amended in Book 4516, Page 751, said Register's Office.
> 4. Charter for Lake Park Homeowners Association of record in Book 4669, Page 746, said Register's Office.
> 5. Plat of record in Plat Book 4175, Pages 134 and 135, said Register's Office.
>
> This property is known as improved property located at 4040 Port Victoria Court, Hermitage, Tennessee 37076.

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 Grantors do covenant with the said Grantees 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 successors and assigns, 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.

Executed on this 31st day of May, 2022.

The William Ritchie Pigue and
Linda Sue Pigue Community
Property Trust dated July 14, 2020

By: William Ritchie Pigue
William Ritchie Pigue
Co-Trustee

By: Linda Sue Pigue
Linda Sue Pigue
Co-Trustee

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared William Ritchie Pigue to me known or proved himself to me on the basis of satisfactory evidence and acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of The William Ritchie Pigue and Linda Sue Pigue Community Property Trust dated July 14, 2020, is authorized by The William Ritchie Pigue and Linda Sue Pigue Community Property Trust dated July 14, 2020 or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of The William Ritchie Pigue and Linda Sue Pigue Community Property Trust dated July 14, 2020.

Witness my hand this 31st day of May, 2022.

Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Linda Sue Pigue, to me known or proved herself to me on the basis of satisfactory evidence and acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of The William Ritchie Pigue and Linda Sue Pigue Community Property Trust dated July 14, 2020, is authorized by The William Ritchie Pigue and Linda Sue Pigue Community Property Trust dated July 14, 2020 or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of The William Ritchie Pigue and Linda Sue Pigue CommunityProperty Trust dated July 14, 2020.

Witness my hand this 31st day of May, 2022.

Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-7-22



I, Thomas N. Jones, 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 May 31, 2022 (date of document).

Thomas N. Jones
Date: June 2, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 2nd day of June, 2022.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY