WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008054 DEEDWARR
05/26/2023 09 55 05 AM 2 pgs
Fees $13 00 Taxes $3,357 75

20230526-0039837

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

G-P-23-1205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $907,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 1/8/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Laura Michelle Rossi First Amended and Restated Revocable Living Trust Sheryl A. Louis Revocable Trust	Same as new owner	
(NAME)	(NAME)	**064-03-0B-084 00-CO**
3528 Trimble Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PAUL A. PIGUE AND WIFE, CYNTHIA D. PIGUE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA MICHELLE ROSSI, TRUSTEE OF THE LAURA MICHELLE ROSSI FIRST AMENDED AND RESTATED REVOCABLE LIVING TRUST AND SHERYL A. LOUIS, TRUSTEE OF THE SHERYL A. LOUIS REVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 246 on the Plan of Recording of the Final Plat of Phase Six Section One Brandywine Pointe (a Planned Unit Development) of record in Plat Book 7900, Page 805, 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 Paul A Pigue and wife, Cynthia D Pigue by Warranty deed from Brandywine Pointe Partners, L P , A Tennessee Limited Partnership of record in Book 9917, page 944, Register's Office for Davidson County, Tennessee, dated January 15, 1996 and recorded on January 16, 1996.

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 805, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8120, Page 170 as amended in Book 8671, Page 484 Book 9010, Page 627 and Book 9485, Page 885, Register's Office for Davidson County, Tennessee
- Charter of Brandywine Pointe Community Homeowner's Association of record in Book 9013, Page 39, in the Register's Office for Davidson County, Tennessee
- Restrictions of Brandywide Pointe Dock Association, Inc of record in Book 8695, Page 379 as amended in Book 9145, Page 957, Book 9576, Page 846 and Book 9776, Page 427, in the Register's Office for Davidson County, Tennessee
- Charter for Brandywine Pointe Dock Association, Inc of record in Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee
- Easement for Ingress and Egress for Boat Dock of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee
- The Brandywine Pointe Community Association, Inc Rules& Regulations of record in Instrument Number 20151207-0122778, in the Register's Office for Davidson County, Tennessee
- Amendment to By-Laws of Brandywine Pointe Community Association, Inc of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee
- Charter of Brandywine Pointe Community Association, Inc of record in Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 8148, Page 269, in the Register's Office for Davidson County, Tennessee
- Ground Lease of record in Book 9128, Page 615, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1205 Pointe Place, Old Hickory, Tennessee 37138**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF MAY, 2023

Paul A Pigue

Cynthia D Pigue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL A PIGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA D PIGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212