Karen Johnson
Batch # 1097711
02/05/2024 09:51:49 AM
Davidson County
DEEDWARR
2 pgs
Fees: $13.00 Taxes: $1,135.90
20240205-0007778

THIS INSTRUMENT WAS PREPARED BY

Banker's Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16258-BW

PREPARED BY: RETURNED TO:
BANKER'S TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE OF THIS TRANSFER IS GREATER. FOR THIS TRANSFER IS $ 307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-30-2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff B. Anderle and Leigh Kellie Anderle	NEW OWNER	
3111 Cloverwood Drive		096-10-0-287.00
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Ritchie Pigue and Linda Sue Pigue, as Co-Trustees of the William Ritchie Pigue and Linda Sue Pigue Tennessee Community Property Trust dated July 14, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff B. Anderle and Leigh Kellie Anderle, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 631 on the Plan of Cloverhill, Section No VIII of record in Plat Book 2331, Page (s) 10 and 11, 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 William Ritchie Pigue and wife, Linda S. Pigue by Warranty Deed from Tad William Parker, unmarried of record in Instrument No. 20050808-0093216 Register's Office for Davidson County, Tennessee, dated August 04, 2005 and recorded on August 08, 2005.

Being the same property conveyed to Linda S. Pigue by Quitclaim Deed from William Ritchie Pigue of record in Instrument No. 20061127-0146316 Register's Office for Davidson County, Tennessee, dated November 21, 2006 and recorded on November 27, 2006.

Being the same property conveyed to William Ritchie Pigue and wife, Linda Sue Pigue by Quitclaim Deed from Linda S. Pigue, a married person of record in Instrument No. 20200629-0070099 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 29, 2020.

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 Tennessee Community Property Trust dated July 14, 2020 by Quitclaim Deed from William Ritchie Pigue and wife, Linda Sue Pigue of record in Instrument No. 20200714-0077037 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 14, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved ✓ improved property known as **3111 Cloverwood Drive, Nashville, TN 37214**

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 we do covenant with 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 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 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 our hands this the 1st day of February, 2024.

William Ritchie Pigue and Linda Sue Pigue, as Co-Trustees of the William Ritchie Pigue and Linda Sue Pigue Tennessee Community Property Trust dated July 14, 2020

BY: William Ritchie Pigue Co-trustee
William Ritchie Pigue, Co-Trustee

BY: Linda Sue Pigue Co-trustee
Linda Sue Pigue, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Ritchie Pigue** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Co-Trustee** of the **William Ritchie Pigue and Linda Sue Pigue Tennessee Community Property Trust dated July 14, 2020,** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William Ritchie Pigue** as such **Co-Trustee**.

Witness my hand and official seal this the 1st day of February, 2024.

My Commission expires: 10-4-27
Notary Public

LUKE KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Linda Sue Pigue** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Co-Trustee** of the **William Ritchie Pigue and Linda Sue Pigue Tennessee Community Property Trust dated July 14, 2020,** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Linda SuePigue** as such **Co-Trustee**.

Witness my hand and official seal this the 1st day of February, 2024.

My Commission expires: 10-4-27
Notary Public

LUKE KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY