RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1113759 DEEDWARR 03/21/2024 01:23:30 PM 4 pgs Fees: $23.00 Taxes: $1,098.90 20240321-0019643	The actual consideration for this transfer or value of property transferred (whichever is greater) is $297,000.00. Paula K. Melton, Trustee Affiant Sworn to and subscribed before me this 20th day of March, 2024. Patti Robitaille Notary Public My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Paula K. Melton, Trustee of the Melton Tennessee Community Property Trust dated February 9, 2022. 7821 Melton Rd White House, TN 37188	New Owner(s)	135 12 0B 019.00

THIS GENERAL WARRANTY DEED is made and effective as of the ~~2nd~~ 20th day of March, 2024 (the "***Effective Date***"), by and between:

LEIGH ANN PIGUE, AN UNMARRIED WOMAN ("***Grantor***"); and

PAULA K. MELTON, TRUSTEE OF THE MELTON TENNESSEE COMMUNITY PROPERTY TRUST DATED FEBRUARY 9, 2022. ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Being Unit No. 19, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7 of record in Book 11700, Pages 49 and 50, which amends the plat of record in Plat Book 4660, Page 156, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leigh Ann Pigue, by Warranty Deed from Lee Eric Fesko married, Tracy L. Fesko, his wife, of record in Instrument No. 20050112-0004420, in the Register's Office of Davidson County, Tennessee, dated January 05, 2005 and recorded on January 12, 2005.

This is improved property commonly known as 2126 Nashboro Blvd, Nashville, TN 37217.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all

general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, as recorded in Plat Book 11700, Page(s) 49 and 50.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro Boulevard, as recorded in Plat Book 4460, Page(s) 149-151.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tract #7 of Nashboro Village, as recorded in Plat Book 4660, Page(s) 156.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resub. of Lots 124, 125, 120 & 969 of Plan of Subdivisino for Tracts 8, 9 & 10, Nashboro Village, as recorded in Plat Book 6200, Page(s) 324.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Nashboro - Fairway Pointe, as recorded in Instrument No. 20020710-0083054 and Instrument No, 20020820-0100664.

6. Declaration of Covenants, Conditions and Restrictions recorded in Book 11703, Page 520; as amended in Instrument No. 20000316-0027171; Instrument No. 20050222-0018813; Instrument No.20050222-0018814; as Rules recorded in Instrument No. 20091105-0102438; Instrument No. 20110923-0073937; Instrument No. 20190313-0023223; Instrument No. 20190313-0023224; Instrument No. 20190626-0062010; as Consent recorded in Instrument No. 20010322-0027768.

7. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 4827, Page 14, Supplement recorded in Book 5469 Page 840, Book 7751, Page 907.

8. Easement for Electric Power Board, recorded in Book 4815, Page 425.

9. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8870, Page 887 and Book 8870, Page 932.

10. Easement for Cable Television Easement and Maintenance Agreement, recorded in Instrument No. 20001012-0101575.

11. Easement recorded in Book 4254, Page 410; Book 4868, Page 74; Book 10110, Page 854.

12. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020815-0098780.

13. License to use Fitness Center and Swimming Pools as set forth in instrument recorded in Instrument No. 20020507-0056329 and Termination recorded in Instrument No. 20111017-0080737.

14. All of the terms and provisions set forth and contained in that certain Lease between WDN Properties, LTD., a Texas Limited Partnership, Lessor, and Web Service Company, Inc, Lessee, a memorandum of which is recorded in Book 10690, Page 327.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to

Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Leigh Ann Pigue

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, LEIGH ANN PIGUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of March, 2024.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

Patti Robitaille

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 March 20, 2024 (date of document).

Patti Robitaille

Affiant Signature

Date: 03/21/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 21st day of March, 2024.

Notary Public

My Commission Expires: 02/24/2025

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY