| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF MONTGOMERY<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,300.00<br><br>Affiant<br><br>Notary<br>My Commission Expires: 4/18/2026<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS: 11.20, 2024 |
|---|---|

Karen Johnson Davidson County
Batch# 1211887 DEEDWARR
12/03/2024 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,088.91
20241203-0093677

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

# WARRANTY DEED

*This Instrument Prepared By and Return To:*

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| Terence Dwayne Taylor<br>Jessica Louise Taylor<br>2504 Park Green Lane<br>Old Hickory, TN 37138 | New Owner | 053 06 0B 054.00 |

THIS WARRANTY DEED OF REALTY, executed as of November 20, 2024, by **William Daniel Pigg, an unmarried man**, (the "Grantor"), for consideration paid, grant to **Terence Dwayne Taylor and Jessica Louise Taylor, husband and wife,** (collectively the "Grantee")

**WITNESSETH:**

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to them and to their heirs and assigns forever, in fee simple, certain real property situated at 2504 Park Green Lane, Old Hickory, Tennessee 37138, and bounded and described as follows:

Being Lot No. 251 on the Plan of Phase 4A, Waterford, as of record in Plat Book 7900, Page 596, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Daniel Pigg and wife, Lesa A. Pigg, by Warranty Deed from Henry Driller, a unmarried person, of record in Book 10245, Page 974, Register's Office of Davidson County, Tennessee, dated October 28, 1996 and recorded on November 01, 1996. The said Lesa A. Pigg died on January 25, 2010, leaving William Daniel Pigg as surviving tenant by the entirety.

That Grantor covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2024 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

*[SIGNATURE PAGE TO FOLLOW]*

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

**GRANTOR**

William Daniel Pigg by Danica Lee Pigg Attorney-In-Fact
William Daniel Pigg by
Danica ~~Leigh~~ Lee Pigg, his Attorney-In-Fact

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me personally appeared **Danica Leigh Pigg** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **William Daniel Pigg,** and who acknowledged that such person executed the same as the free act and deed of **William Daniel Pigg**, pursuant to a Power of Attorney of record in Instrument Number 20240917-0071922, in the Register's Office for Davidson County, Tennessee.

Witness my hand and seal on this November 20, 2024.

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
My Commission Expires: 2.15.28

# Certificate of Authenticity

I, Joshua A. Terry, 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 11/20/2024.

Affiant Signature – Joshua A. Terry

11/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/26/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27