Karen Johnson Davidson County
Batch# 1333376 DEEDWARR
10/13/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251013-0081489

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2025. Notary Public My commission expires: ~~9/13/2028~~ 12.19.28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Travis Aaron Persinger Mackenzie Brianna Persinger	Cadence Bank	096-11-0-135.00
603 Truxton Drive	2778 West Jackson St, Bldg. C, 2nd Floor	
Nashville, TN 37214	Tupelo, MS 38801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM RITCHIE PIGUE AND LINDA SUE PIGUE, CO-TRUSTEES OF WILLIAM RITCHIE PIGUE AND LINDA SUE PIGUE TENNESSEE COMMUNITY PROPERTY TRUST DATED JULY 14, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS AARON PERSINGER AND MACKENZIE BRIANNA PERSINGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 69, on the Plan of Hickory Bend, Section I, of record in Plat Book 3300, Page 38, 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 Herbert H. Pigue and wife, Mildred C. Pigue by Warranty Deed from Hictory Bend Construction Company, Inc., a Tennessee Corporation of record in Book 361, Page 247B, Register's Office for Davidson County, Tennessee, dated September 16, 1963 and recorded on NA.

The said Herbert H. Pigue died on February 04, 1981 and Mildred C. Pigue died on March 05, 1984.

Being the same property conveyed to William Ritchie Pigue and wife, Linda Sue Pigue by Quit Claim Deed from William Ritchie Pigue, a married person of record in Instrument No. 20200629-0070097 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 29, 2020.

Mildred C. Pigue died on or about February 04, 1981 and title vested in Herbert H. Pigue as the surviving Tenant by the Entirety.

Herbert H. Pigue died Intestate on or about March 05, 1984.

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 Quit Claim Deed from William Ritchie Pigue and wife, Linda Sue Pigue of record in Instrument No. 20200714-0077038 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 14, 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, and Lorri Pigue Whiteside, as tenants in common with rights of survivorship by Quit Claim Deed from 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 of record in Instrument No. 20221025-0115718 Register's Office for Davidson County, Tennessee, dated October 24, 2022 and recorded on October 25, 2022.

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 Quit Claim Deed from Lorri Pigue Whiteside of record in Instrument No. 20250916-0073889 Register's Office for Davidson County, Tennessee, dated September 12, 2025 and recorded on September 16, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 603 Truxton Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2025.

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

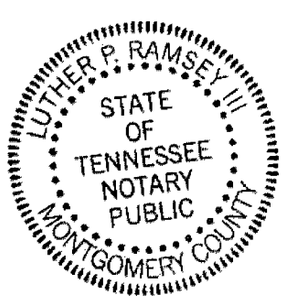
By: William Ritchie Pigue
William Ritchie Pigue, Co-Trustee

By: Linda Sue Pigue
Linda Sue Pigue, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Ritchie Pigue and Linda Sue Pigue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of William Ritchie Pigue and Linda Sue Pigue Tennessee Community Property Trust dated July 14, 2020, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2025.



Notary Public
My Commission Expires: 9/13/2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 1. 2025.

Affiant Signature

13th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028