WARRANTY DEED

Karen Johnson Davidson County
Batch# 1349863 DEEDWARR
11/21/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251121-0093334

G-ORE-25-5156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

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)
Rickcale D. Peoples	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	
5156 Hunters Point Lane	700 South Blvd., East	**098-05-0-185.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341	
(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, **WILLIAM BRIGANCE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICKCALE D. PEOPLES, A SINGLE WOMAN,** 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. 27B Zone Lot Davidson of Lots 23, 27, 28 and 48 Hunter's Point Subdivision, as shown by Plat of record in Plat Book 5200, Page 736 and Deed Book 6900, Page 366, 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 Brigance and wife, Mary Brigance by Warranty Deed from William P. Williams and wife, Teresa K. Williams of record in Instrument No. 20020731-0091713 Register's Office for Davidson County, Tennessee, dated July 25, 2002 and recorded on July 31, 2002.

The said Mary Brigance having since died on December 21, 2017 leaving William Brigance as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 736 and Amended in Plat Book 6900, Page 366, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3814, Page 592; Book 3897, Page 925, as amended in Book 6207, Page 609 and Book 6279, Page 741, in the Register's Office for Davidson County, Tennessee.
- Declaration Of Covenants And Restrictions of record in Instrument Number 20150427-0037179, in the Register's Office for Davidson County, Tennessee.
- Charter for Hunters Point Homeowners Association, Inc. of record in Book 6256, Page 293, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 6316, Page 508, 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: **5156 Hunters Point Lane, Hermitage, Tennessee 37076**.

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 20 DAY OF NOVEMBER, 2025.

William O. Brigance

William Brigance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BRIGANCE, 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 20th of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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, 2025.

Affiant
Date: November 21, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of November, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.