WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

JENNIFER L. PEWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1402587 DEEDWARR
04/07/2026 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260407-0027871

File #26-DW-2568-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Detloff and Britnee Detloff	New Owner	
(NAME)	(NAME)	**034 07 0B 004.00**
2568 Val Marie Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

PAUL PIGUE AND CYNTHIA PIGUE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PATRICK DETLOFF, AND BRITNEE DETLOFF, HUSBAND AND WIFE,

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:

Being Lot Number 4 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument #20080821-0086071 Amended at Instrument Nos. 20151112-0115172 and 20151217-0127190.

Being the same property conveyed to Paul Pigue and Cynthia Pigue, husband and wife, by Warranty Deed from Matthew Massingill, and Caroline Massingill, husband and wife, of record in Instrument No. 20250401-0024408, in the Register's Office of Davidson County, Tennessee, dated March 28, 2025 and recorded on April 01, 2025.

BEING the same property conveyed by Warranty Deed from Domus Builders, LLC to Matthew Massingill, and Caroline Massingill, husband and wife, of record in Instrument No. 20160513-0047784, in the Register's Office of Davidson County, Tennessee, dated May 12, 2016 and recorded on May 13, 2016.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS, as recorded in Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6628, Page 577, as amended in Book 6646, Page 543; Book 10672, Page 743; Instrument No. 20010817-0089318; Instrument No. 20170808-0081338; Instrument No. 20170918-0095380 and Scrivener's Affidavit recorded in Instrument No. 20171219-0129364 and amended in Instrument No. 20230628-0049368.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505 and Surveyor's Certificate of Correction recorded in Instrument No. 20050729-0088636.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080721-0074557, as amended in Instrument No. 20150709-0066722.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and

other provisions contained in or incorporated by reference into the Master Deed establishing Enclave at Twin Hills Villas of record in Instrument No. 20080821-0086071, as amended in Instrument No. 20151112-0115172 and Instrument No. 20151217-0127190; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001185.
* Easement for Sanitary Sewers, recorded in Book 6861, Page 948.
* Easement Deed by Court Order Settlement Landowner Action, recorded in Instrument No. 20120228-0017172.
* Charter right-of-way for CSX Transportation Railroad.
* Minerals of whatsoever kind as set out at Instrument No. 20130117-0005502.
* Title to that portion of the premises, in any, embraced within the bounds of any streets, roads and/or highways.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2568 Val Marie Drive, Madison, TN 37115**.

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 2nd day of April, 2026.

Paul Pigue

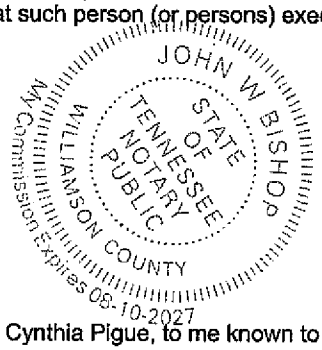
Cynthia Pigue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2026, before me personally appeared Paul Pigue, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2026.

Notary Signature
My commission expires:

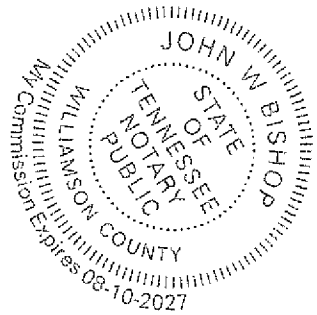


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2026, before me personally appeared Cynthia Pigue, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2026.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 2, 26 (date of document).

Jennifer Pennell

April 3, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 3, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal