Karen Johnson Davidson County
Batch# 658495 DEEDWARR
06/16/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,622.30
20210616-0081548

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $979,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2025

G-SB-VRES-21-01401

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)
Dean A Leffler, Jr	New Owner	
(NAME) 1401 Douglas Avenue	(NAME) 1401 Douglas Avenue	072-14-0-181.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, **CHRISTOPHER B. PEAK, JR. AND ASHLEY Z. PEAK, TRUSTEES OF THE PEAK FAMILY TRUST DATED JULY 19, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEAN A LEFFLER, JR, AN UNMARRIED MAN,** 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. 6 on the Plan of Looney's Subdivision of Lot No. 38 and West 50 feet of Lot No. 39 in H.M. Doak's Subdivision of record in Plat Book 843, Page 10, 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 Christopher B. Peak, Jr and Ashley Z. Peak, trustees, or any successors in trust, under the Peak Family Trust dated July 19, 2019 by Warranty deed from Christopher Bruce Peak, Jr and Ashley Zeiger Peak, husband and wife of record in Instrument No. 20190927-0098393 Register's Office for Davidson County, Tennessee, dated September 05, 2019 and recorded on September 27, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 22 and Plat Book 843, Page 10, Register's Office for Davidson County, Tennessee.
- Easement for sewer granted to the City of Nashville by L. Bernard Norris and wife of record in Book 1639, Page 469, 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: **1401 Douglas Avenue, Nashville, Tennessee 37206**.

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 11th DAY OF JUNE, 2021.

Peak Family Trust dated July 19, 2019

BY: _____
Christopher B Peak
Trustee

BY: _____
Ashley Z Peak
Trustee

STATE OF California
COUNTY OF Marin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B PEAK, TRUSTEE of PEAK FAMILY TRUST DATED JULY 19, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of June, 2021.

_____
Notary Public
My Commission Expires: 4-15-2022
(SEAL)

MARTIN KONOPASKI
COMM. # 2234924
NOTARY PUBLIC - CALIFORNIA
MARIN COUNTY
MY COMM. EXP. APR. 15, 2022

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Marin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY Z PEAK, TRUSTEE of PEAK FAMILY TRUST DATED JULY 19, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of June, 2021.

_____
Notary Public
My Commission Expires: 4-15-2022
(SEAL)

MARTIN KONOPASKI
COMM. # 2234924
NOTARY PUBLIC - CALIFORNIA
MARIN COUNTY
MY COMM. EXP. APR. 15, 2022

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

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024