Karen Johnson Davidson County
Batch# 917195 DEEDWARRSP
09/15/2022 03:37:30 PM 8 pgs
Fees: $43.00 Taxes: $2,164.50
20220915-0103202

This Instrument Prepared By:
Michael D. Roberts
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL IDs
Peaks Property Nashville LLC 209 Brookhaven Dr. Gallatin, Tennessee 37066-5605	[SAME]	071-14-0-096 071-14-0-097 071-14-0-098

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GARY ALAN SAGASER** and **SANDRA D. SAGASER**, as Co-Trustees under the **SAGASER MARRIAGE TRUST** dated March 13, 2018 ("Grantor"), have bargained and sold, and by these presents does hereby transfer and convey unto **PEAKS PROPERTY NASHVILLE LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described on **Exhibit A.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is Five Hundred Eighty-Five Thousand and No/100 Dollars ($585,000.00).

Affiant

Subscribed and sworn to before me this the 15th day of September, 2022.

Notary Public

My Commission Expires: January 3, 2023

KIMBERLY ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

IN WITNESS WHEREOF, the Grantors have caused this Special Warranty Deed to be executed as of the ____ day of September, 2022.

GRANTOR:

GARY ALAN SAGASER, Co-Trustee under the Sagaser Marriage Trust dated March 13, 2018

By: _____
Name: Gary Alan Sagaser
Title: Co-Trustee

SANDRA D. SAGASER, Co-Trustee under the Sagaser Marriage Trust dated March 13, 2018

By: _____
Name: Sandra D. Sagaser
Title: Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Gary Alan Sagaser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Sagaser Marriage Trust, the within named bargainor, and that he as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Co-Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 2022.

Notary Public

My commission expires: January 3, 2023 [SEAL]

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Sandra D. Sagaser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Sagaser Marriage Trust, the within named bargainor, and that she as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Co-Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 2022.

Notary Public

My commission expires: January 3, 2023 [SEAL]

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING THE SAME PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I: BEING A PART OF THE OLD TOLL GATE LOT AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF WHITES CREEK PIKE AT A POINT 350 FEET EAST OF THE EASTERLY MARGIN OF WEAKLEY AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO WALTER MIMS AND WIFE, BY DEED FROM AMERICAN NATIONAL BANK, OF RECORD IN BOOK 981, PAGE 353, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE NORTHWARDLY AND PARALLEL WITH THE EASTERLY LINE OF SAID MIMS PROPERTY, 153 FEET, MORE OR LESS TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTH 89 1/2 DEG. WEST 8 FEET, MORE OR LESS TO A TURN IN SAID ALLEY CONTINUING WITH THE SOUTHERLY MARGIN OF SAID ALLEY, WESTWARDLY 47 1/2 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID MIMS PROPERTY, THENCE WITH THE EASTERLY LINE OF SAID MIMS PROPERTY, SOUTHWARDLY 150 FEET TO THE NORTHERLY MARGIN OF WHITES CREEK PIKE; THENCE ALONG THE NORTHERLY MARGIN IN AN EASTERLY DIRECTION 54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE THAT PART OF SAID PROPERTY USED FOR ROADWAY.

TRACT II: BEING PART OF OLD TOLL GATE LOT DESCRIBED ACCORDING TO A SURVEY BY Z. J. WILKINSON, SURVEYOR, JULY 7, 1944, AND A SURVEY BY Z. J. WILKINSON, SURVEYOR, JULY 15, 1946, AS FOLLOWS: BEGINNING IN THE NORTHERLY MARGIN OF WHITES CREEK PIKE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO DAVID EARPS BY DEED FROM W. H. PILKERTON AND WIFE, OF RECORD IN BOOK 1290, PAGE 342, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF SAID PIKE, SOUTH 61 DEG. 39 MIN. EAST 37.5 FEET TO A FENCE LINE; THENCE NORTHEASTERLY WITH SAID FENCE LINE AND PARALLEL TO EARPS EASTERLY LINE 167 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE NORTH 85 DEG. 30 MIN. WEST 40.5 FEET, MORE OR LESS, TO A STAKE IN THE NORTHEAST CORNER OF SAID EARPS PROPERTY; THENCE WITH SAID EARPS EASTERLY LINE, SOUTH 80 DE. 30 MIN. WEST 150 FEET TO THE BEGINNING.

TRACT III: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A LOT OR TRACT IN THE 12TH, FORMERLY THE 17TH, CIVIL DISTRICT OF SAID COUNTY, BEING PART OF THE OLD TOLL GATE LOT, AND THE SOUTH END OF LOT NO. 28 ON THE PLAN OF WEAKLEY AND DOBBS' SUBDIVISION OF LOT NO. 17 IN BROOKLYN, AS OF RECORD IN PLAT BOOK 57, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF WHITES CREEK PIKE 300 FEET EASTERLY FROM THE EASTERLY MARGIN OF WEAKLEY AVENUE, BEING THE V.G. WEAKLEY'S SOUTHEAST CORNER, THENCE NORTHERLY WITH HIS EAST LINE 150 FEET TO THE SOUTHERLY MARGIN OF A PROPOSED ALLEY; THENCE WITH SAID MARGIN EASTERLY 50 FEET TO THE EAST LINE OF LOT NO. 28, THENCE SOUTHERLY PARALLEL WITH THE FIRST LINE 150 FEET TO THE NORTHERLY MARGIN OF SAID PIKE; THENCE WITH SAID MARGIN WESTERLY 50 FEET TO THE EAST LINE OF SAID LOT NO. 28; THENCE SOUTHERLY PARALLEL WITH THE FIRST LINE 150 FEET TO THE NORTHERLY MARGIN OF SAID PIKE; THENCE WITH SAID MARGIN WESTERLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY ALAN SAGASER AND SANDRA D. SAGASER, TRUSTEES UNDER THE SAGASER MARRIAGE TRUST DATED MARCH 13, 2018, BY QUITCLAIM DEED FROM GARY SAGASER, OF RECORD IN INSTRUMENT NUMBER 20180413-0034848, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 57, Page 126, in the Register's Office of Davidson County, Tennessee.

3. All matters contained in Deed of record in Book 3705, Page 2, in the Register's Office of Davidson County, Tennessee.

<BillNo> <Sponsor>

HOUSE BILL 633

By Wright

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-24-101(d)(3), is amended by deleting the subdivision and substituting instead the following:

(3) An electronic document must be certified by either a licensed attorney or the custodian of the original version of the electronic document and the signature of that person must be acknowledged by a notary public. The certification must be transmitted with the electronic document and recorded by the county register as a part of the document being registered. The certification of an electronic document must be in the following form and the text of the certification must be in no less than ten (10) point font:

I, Michael Roberts, 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 9/15/22 (date of document).

Michael D Roberts

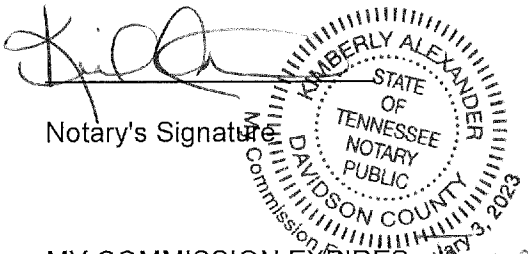
Affiant Signature

9/15/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2022



Notary's Signature

MY COMMISSION EXPIRES: January 3, 2023

Notary's Seal (if on paper)

SECTION 2. Tennessee Code Annotated, Section 66-24-101(d)(4), is amended by deleting the language "July 1, 2007" and substituting "July 1, 2021".

SECTION 3. This act takes effect July 1, 2021, the public welfare requiring it.