THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4504
Parcel ID: 172-01-0A-059.00

Property Address:
40 Nickleby Down, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1116716 DEEDWARR
04/01/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20240401-0022039

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
SWBC MORTGAGE CORP.
117 Seaboard Ln Ste F-205
Franklin, TN 37067

Name and Address of New Owner:
CALEB PEART & REGAN M. PEART
40 Nickleby Down
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **UVC HOLDING COMPANY, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CALEB PEART and REGAN M. PEART, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, 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 UVC HOLDING COMPANY, LLC, a Limited Liability Company by Quitclaim Deed dated January 17, 2024 from RANDALL E. WILLIAMS, recorded February 6, 2024, in Instrument Number 20240206-0008255, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to RANDALL E. WILLIAMS by Deed dated March 27, 2023 from DINA WILSON, Executrix of THE ESTATE OF CARD EDWARD GARRINGER, recorded March 31, 2023, in Instrument Number 20230331-0023322, Register's Office for Davidson County, Tennessee.

This is improved property known as, 40 Nickleby Down, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 555, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, as contained in Book 7593, page 488, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowner's Association of record in Book 7200, page 824, Book 7496, page

162, Book 7500, page 941 and Book 7872, page 33, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowner's Association for Common Spaces as contained in Book 7150, page 358, Register's Office for Williamson County, Tennessee

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6779, page 296, Book 6783, page 973, Book 7071, page 482, Book 7208, page 889 and Instrument No. 20191127-0122984, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 28th day of March, 2024.

UVC HOLDING COMPANY, LLC, a Tennessee Limited Liability Company

By: _____
RANDY WILLIAMS, Designated Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared RANDY WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Designated Representative of **UVC HOLDING COMPANY, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that he as such Designated Representative , respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself, respectively.

WITNESS my hand and official seal this 28 day of March, 2024.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $715,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 29 day of March, 2024.

_____
Notary Public

My Commission Expires:
_____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 28 day of March, 2024.

Affiant Signature

Date 3/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

