WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TEN THOUSAND AND 00/100 (510,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson Davidson County
Batch # 1155415 DEEDWARR
07/08/2024 12:53:33 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240708-0051003

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

~~Return to:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-SH-24-299-301

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
3104 Meade Avenue, GP (NAME)	**NEW OWNER** (NAME)	**119 01 0 374.00 AND 119-01-0-373.01**
209 Woodford Place Nashville, TN 37215 (ADDRESS)	**209 Woodford Place Nashville, TN 37215** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3rd day of July, 2024, the undersigned, **GEORGE W. PEACHER, JR.** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **3104 MEADE AVENUE, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **299 AND 301 ORIEL AVENUE, NASHVILLE, TN 37210** and more particularly described as follows:

PARCEL I:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 85 on the Map of Overhill City and W. H. Fox Subdivision, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 67 feet on the southerly side of Oriel Street, and runs back between parallel lines, along the westerly margin of Burbank Avenue, 150 feet to an alley.

Being the same property conveyed to George W. Peacher, Jr. and Brenda K. Peacher, his wife by Warranty Deed from Martha Peach, & the Heirs at Law of Roy Gene Peach, Martha Mae Gallian, Betty Jean Whitehorn, Leroy Peach, Lester Peach and James Peach, dated May 23, 1983, recorded on May 25, 1983 in Book 6062, Page 823, Register's Office for Davidson County, Tennessee.

The said Brenda K. Peacher having died on or about July 18, 2021, vesting George W. Peacher, Jr. as surviving tenant.

PARCEL II:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86 on the Map of Overhill City and W. H. Fox Subdivision, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Otis Reeder and wife, Iona M. Reeder by Warranty Deed from Ed A. Beasley and Harry K. Cope, d/b/a Suburban Realty Company, dated November 29, 1963, recorded on December 2, 1963 in Book 3649, Page 175, Register's Office for Davidson County, Tennessee.

The said Otis Reeder having died on or about April 30, 1987, vesting Iona M. Reeder as surviving tenant.

The said Iona M. Reeder a/k/a Ada Ione Morring Reeder having died on or about October 4, 2004.

An Affidavit of Heirship confirming known heirs of Ione Morring Reeder dated 7/01/2024 and recorded on 7/08/2024 in Instrument Number 20240708-0051002 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda K. Peacher by Quitclaim Deed from Rosa Andrews and Linda Gaw, dated January 24, 2007, recorded on January 29, 2007 in Instrument No. 20070129-0011668, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mr. George W. Peacher, Jr. from Quit Claim Deed by Mrs. Brenda K. Peacher, dated July 14, 2021, recorded on July 16, 2021 in Instrument No. 20210716-0095633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of July, 2024.

GRANTOR: George W. Peacher Jr

George W Peacher Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **George W. Peacher Jr**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who

acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3rd day of July, 2024.

Notary Public

My Commission Expires

