WARRANTY DEED

Karen Johnson Davidson County
Batch # 1155452 DEEDWARR
07/08/2024 01:15:14 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20240708-0051024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

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

BS-AO-24-5601

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)
Peak Development Group, LLC	**New Owner**	
(NAME) **7003 Chadwick Drive #110**	(NAME)	**091-06-0-217.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **STEPHANIE D. CROCKER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEAK DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 numbers, 1502 and 1504, Block 37 on Plan No. 2 of West Nashville of the record in book 57, page 172, Register's office for said county. Lot numbers 1502 and 1504 from together 60 feet on the Southerly margin of Pennsylvania Avenue and extends back 150 feet on the Easterly line, being the Westerly margin of the 56th Avenue North, formerly 15th Street, and 150 feet on the Westerly line to an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to William L. Crocker and wife Nellie V. Crocker by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8841, page 20, Register's Office for Davidson County, Tennessee, dated January 13, 1993 and recorded on January 14, 1993.

Being the same property conveyed to Stephanie D. Crocker, Constance L. Williams and Scott Nickens by Quitclaim Deed from William L. Crocker and wife Nellie V. Crocker of record in Book 9609, page 34, Register's Office for Davidson County, Tennessee, dated January 20, 1995 and recorded on March 02, 1995.

Being the same property conveyed to Stephanie D. Crocker by Quitclaim Deed from Stephanie D. Crocker, Scott Nickens and Constance L. Williams of record in Instrument No. 20120914-0083462 Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on September 14, 2012.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 57, Page 172, 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: **5601 Pennsylvania Ave., Nashville, Tennessee 37209**.

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 3rd DAY OF JULY, 2024.

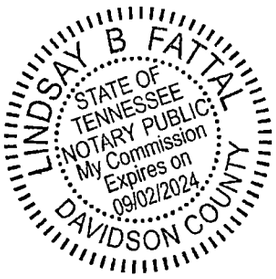
Stephanie D Crocker
Stephanie D. Crocker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE D. CROCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2024.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)



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