WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-ATO-24-310

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)	(NAME)	**043-07-0-024.00**
7003 Chadwick Drive #11		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **GAY LYNN RYMAN, A MARRIED 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, TN, being Lot No. 131 or Tract 13 of Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, TN, being described according to a survey of Harvey Gee, August 5, 1940, as follows: Beginning at a point 355.3 feet from a monument at comer of McArthur Drive and Roosevelt Avenue on the Westerly margin of McArthur Drive, said point being the common comers of Lots 130 and 131; thence Westwardly 150 feet between the common lines of Lots 130 and 131 to a point, said point being the common corner of Lots 130, 131, 151 and 152; thence Northerly 50 feet between the common lines of Lots 131 and 151 to a point, said point being the common corner of Lots 131, 132, 151 and 150; thence Easterly 150 feet between the common line of Lots 131 and 132, to a point in the Westwardly margin of McArthur Drive; thence Southwardly along said margin 50 feet to the point of beginning.

Being the same property conveyed to Dorothy June Ryman, unmarried by Warranty Deed from Dillard E. Hunter, unmarried and Sheron Lee Hunter, unmarried of record in Instrument No. 200404150042415 Register's Office for Davidson County, Tennessee, dated April 13, 2004 and recorded on April 15, 2004.

Being the same property conveyed to Larry Dale Ryman and wife, Gay Lynn Ryman by Quitclaim Deed from Dorothy June Ryman, unmarried of record in Instrument No. 200802200016719 Register's Office for Davidson County, Tennessee, dated February 12, 2008 and recorded on February 20, 2008.

Being the same property conveyed to Gay Lynn Ryman, a married woman,by Quitclaim Deed from Larry Dale Ryman, a married married, of record in Instrument No. 20241017-00807166 Register's Office for Davidson County, Tennessee, dated September 23, 2024 and recorded on October 17, 2024.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on plat of record in Plat Book 1130, Page 37 in the Register's Office of Davidson County, Tennessee.
- Right of Way of McArthur Drive.

- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **310 McArthur Drive, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch # 1195117 DEEDWARR
10/17/2024 02:11:52 PM 2 pgs
Fees: $13.00 Taxes: $671.55

20241017-0080767

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 15 DAY OF OCTOBER, 2024.

Gay Lynn Ryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAY LYNN RYMAN, 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 15th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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