RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-5106

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2024

Notary Public

Commission Expires: 7/16/26

SUSAN L HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Bradley J. Bars<br>1107 Lipscomb Drive<br>Nashville, TN 37204 | New owner | 131-12-0-022.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Ilene H. Peak, an unmarried woman,**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Bradley J. Bars, a married man,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20, on the Map of Lea Gran Estates, as of record in Book 2083, Page 88, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the Southeasterly margin of Lipscomb Drive, at the common corner of Lots 19 and 20; thence with the line between said lots, Southeasterly 233 feet to a point; thence Westerly 179.2 feet to a concrete monument; thence Southerly 10.5 feet to a corner of Lots 20 and 21; thence with the line between said lots, Northwesterly 117.2 feet to the margin of Lipscomb Drive; thence with the margin of the same, Northeasterly 85 feet to the point of beginning.

Being the same property conveyed to David E. Peak and Ilene H. Sandlin by Warranty Deed from Diana Ferrante, Executrix of the Estate of Jo Helen Webb, dated April 18, 1995 and recorded April 20, 1995 in Book 9650, Page 519, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George E. Mudter, Jr., Trustee, by Quitclaim Deed from David E. Peak and Ilene H. Sandlin, now Peak, of record as Instrument No. 20050907-0107827, Register's Office for Davidson County, Tennessee, dated on August 28, 2004 and recorded on September 07, 2005 and within the same deed the said George E. Mudter, Jr., Trustee, conveyed his interest in the subject property to David E. Peak and Ilene H. Peak for the purpose of a re-conveyance to create a tenants by the entireties. The said David E. Peak died on or about July 02, 2007, leaving Ilene H. Peak as the surviving tenant by the entireties.

Karen Johnson Davidson County
Batch # 1198754 DEEDWARR
10/30/2024 01:09:30 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20241030-0083633

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1107 Lipscomb Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 25th day of October, 2024.

Ilene H. Peak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2024, before me personally appeared Ilene H. Peak, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2024.

Notary Signature
My commission expires: 11/6/26

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON