Karen Johnson Davidson County
Batch # 1206800 DEEDWARR
11/20/2024 08:11:18 AM 5 pgs
Fees: $28.00 Taxes: $5,550.00
20241120-0089981

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Peaks Property Nashville LLC 209 Brookhaven Drive Gallatin, TN 37066	Same	060-00-0-116.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($1,500,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JACKIE BRADLEY and KELLYE BRADLEY, each a resident of the State of Tennessee (collectively, "Grantors"), have bargained and sold, and by these present, transfer and convey unto PEAKS PROPERTY NASHVILLE LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 201 Lemuel Road, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference. The Subject Property does not serve as Grantors' marital residence.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey it, and that same is unencumbered. Grantors further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, Grantors have hereunto set their signatures, this 8th day of November, 2024.

GRANTORS:

Jackie Bradley
JACKIE BRADLEY

Kellye Bradley
KELLYE BRADLEY

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared JACKIE BRADLEY and KELLYE BRADLEY, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 8th day of November, 2024.

Amy Hankins
Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00).

AFFIANT

Sworn to and subscribed before me, this 8th day of November, 2024.

Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled Plan of a Subdivision of the The Len K. Hart Property, as of record in Plat Book 421, page 16, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

SAID part of Lot No.13 fronts 81.5 feet on the northerly side of Lemuel Road and runs back 819 feet on the easterly line and 781 feet on the westerly line to a 10 foot alley or line, measuring 75 feet thereon, described according to a survey made by C. J. Carney, Surveyor, on the 25th day of July, 1961.

TRACT II:

LAND in Davidson County, Tennessee, being part of Lot No. 12, as shown on the map entitled Plan of a Subdivision of the The Len K. Hart Property, as of record in Plat Book 421, page 16, Register's Office of Davidson County, Tennessee, being more particularly described as follows:
description.

SAID part of Lot No. 12 begins at a point in the north margin of Lemuel Road, said point being 987 feet westerly from the intersection of Lemuel Road and Dickerson Road; thence North 4 deg. 30' East 819 feet, more or less, to a point in the southerly margin of a 10 foot alley; thence North 89 deg. 30' West 50 feet to an iron pin in the South margin of said alley; then South 4 deg. 30' West 819.0 feet to an iron pin in a driveway at the North margin of said Lemuel Street; thence following the North margin of said Lemuel Street South 64 deg. 08' East 50 feet to the point of beginning.

BOTH TRACTS BEING the same property conveyed to JACKIE BRADLEY AND WIFE, KELLYE BRADLEY, by deed from STADIUM PROPERTIES COMPANY, INC., of record in Instrument No. 20061002-0121178, dated September 27, 2006, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 421, Page 16, said Register's Office.

3. Rights of Grantors in possession as tenants only.