WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

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

Karen Johnson
Batch # 1220018
12/26/2024 01 04 20 PM
Fees $13 00 Taxes $240 50

Davidson County
DEEDWARR
2 pgs

20241226-0099842

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)	**050-15-0-002 00**
7003 Chadwick Dr. #110		
(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, **ALOMA P. WESTMORELAND, UNMARRIED,** 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 No 653 on the Plan of Parkwood Estates, Section IV, as of record in Book 3300, Pages 79 and 80, Register's Office for said County

Said Lot No 653 fronts 105 feet on the southerly margin of Leondale Terrace and extends back 156 2 feet on the westerly line and 150 feet on the easterly line to a line in the rear measuring 120 4 feet thereon

Being the same property conveyed to Aloma P. Westmoreland and Elizabeth C Fagan, both unmarried by Warranty Deed from R. Craig Warner and wife, Patricia S Warner, a/k/a Patricia J Warner of record in Book 8167, page 632, Register's Office for Davidson County, Tennessee, dated July 26, 1990 and recorded on August 3, 1990

The said Elizabeth C Fagan having since died on May 22, 2006 Her interest in the subject property vested at death in Aloma P Westmoreland as her surviving heir at law as evidenced by Affidavits of Heirship of record in Instrument Numbers 20241226-0099840 and 20241226-0099841 in the Registers Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2024 and subsequent years
- All matters shown on the Plan of record in Plat Book 330, Page 79, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3434, Page 270, amended in Book 3616, Page 269 and Book 3702, Page 519, in the Register's Office for Davidson County, Tennessee
- Sewer Treatment Plant and Sewer Line Easement of record in Book 3177, Page 327 and Assignment of Easement in Book 5219, Page 135, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance for Water Main of record in Book 4049, Page 514, in the Register's Office for Davidson County, Tennessee
- Order for Demolition or Removal of Structure of record in Instrument Number 20221202-0126289, in the Register's Office for Davidson County, Tennessee
- Order for Demolition or Removal of Structure of record in Instrument Number 20240830-0067002, in the 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. **3304 Leondale Terrace, Nashville, Tennessee 37207**

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 20th DAY OF DECEMBER, 2024

Aloma P. Westmoreland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALOMA P WESTMORELAND, 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 20th of December, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)



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