This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202410085 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$825,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 13th day of January, 2025. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of January, 2025, among:

JULIE M. MCPEAK

UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 1226269 DEEDWARR
01/14/2025 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20250114-0002855

Land in Davidson County, Tennessee, being Lot No. 902 on the Plan of West Meade Farms, Inc., Section XIII, of record in Plat Book 2331, page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie M. McPeak, unmarried by deed from Frank Vincent Neeley, unmarried, dated July 20, 2015, of record in Instrument No. 20150722-0071683, Register's Office for Davidson County, Tennessee.

Being also known as 215 Rolling Fork Court, Nashville, TN 37205/

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Julie M. McPeak

Julie M. McPeak

State of Texas
County of Montgomery

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

Witness my hand and official seal this 13th day of January, 2025.

Nina Marie Graeter
Notary Public
My Commission Expires: July 28, 2027

NOTARY PUBLIC STATE OF TEXAS
NINA MARIE GRAETER
Notary ID #134480952
My Commission Expires
July 28, 2027

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 215 Rolling Fork Court
City, State, Zip: Nashville, TN 37205

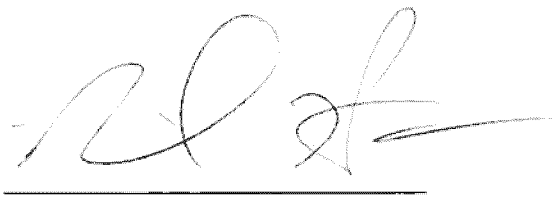
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 215 Rolling Fork Court
City, State, Zip: Nashville, TN 37205

Tax ID: 129-05-031.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 13, 2025.



Affiant Signature

1/13/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of January, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

