Karen Johnson Davidson County
Batch# 1296952 DEEDWARR
07/11/2025 03:16:30 PM 5 pgs
Fees: $28.00 Taxes: $3,052.50
20250711-0054908

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6505-MC

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
KES Properties, LLC 143 Windsor Drive Nashville, TN 37205	Same as New Owner	117 16 0 151.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Patricia Ann Peck, Paul Edward Shetter, and Pamela Lee Shetter, as the Heirs at Law of Charlotte Shetter, deceased, and Dave Dinges Peck** (individually and/or collectively, "Grantor"), transfer and convey unto **KES Properties, LLC** (individually and/or collectively, "Grantee"), 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. 51 on the MAP OF SECTION ONE, ORIENTAL GOLF CLUB SUBDIVISION, as of record in Plat Book 1424, Page 10, Register's Office for said County.

Said lot No. 51 fronts 97.5 feet on the Northerly side of Grandview Drive and extends back 200 feet on the Easterly line and 210 feet on the Westerly line to the Southerly line of lot No. 52, measuring 34.5 feet thereon.

Being the same property conveyed to Carl Edward Shetter and wife, Charlotte Ann Mason Shetter, by Warranty Deed from R. E. Biles and wife, Ruby W. Biles, of record in Book 2031, Page 478, in the Register's Office of Davidson County, Tennessee, dated December 26, 1951 and recorded on December 27, 1951. The said Carl Edward Shetter died on July 28, 2010, leaving Charlotte Ann Masson Shetter as surviving Tenant by the Entirety. The said Charlotte Ann Mason Shetter died testate on June 06, 2021. Patricia Ann Peck, Paul Edward Shetter, and Pamela Lee Shetter execute this instrument as the Heirs at Law of Charlotte Ann Mason Shetter, who is one and the same person as Charlotte Shetter. See Affidavits of Heirship of record in Instrument Nos. 202507110054905 and 202507110054906, Register's Office for Davidson County, Tennessee

The said Last Will and Testament of Charlotte Ann Mason having never been admitted to probate. The Devisee's under said Will are one and the same as the Grantor(s) herein.

Dave Dinges Peck joins in this conveyance to convey any and all interest he may have in the above-described property

This Instrument is executed on behalf of Paul Shetter, also known as and being one and the same person as Paul Edward Shetter, ~~and Pam Shetter, also known as and being one and the same person as Pamela Lee Shetter~~ ("Principals") by Trish Peck, also known as Patricia Ann Peck, pursuant to the Powers of Attorney of record in Instrument Nos. 202507110054907 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1114 Grandview Drive, Nashville, TN 37204.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2025.

GRANTOR:

Patricia Ann Peck

Dave Dinges Peck

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patricia Ann Peck and Dave Dinges Peck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2025.

Notary Public
My Commission expires: 10/25/2027

Paul Shetter, by Trish Peck, his Attorney-in-Fact

~~Pam Shetter, by Trish Peck, her Attorney-in-Fact~~

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Trish Peck, being also known to me as Patricia Ann Peck, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney fact for Paul Shetter ~~and Pam Shetter~~ and that she is authorized by Paul Shetter ~~and Pam Shetter~~ to execute this instrument on their behalf.

WITNESS my hand and seal at office this 8th day of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission expires: 10/25/2027

Pam Shetter

Pam Shetter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pam Shetter with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2025.

ELIZABETH CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Elizabeth Craig
Notary Public
My Commission expires: 10/22/2025

EXHIBIT "A"
TO Warranty Deed
From: Patricia Ann Peck, Paul Edward Shetter, Pamela Lee Shetter and Dave Dinges Peck
To: KES Properties, LLC

STATE OF New York
COUNTY OF Clinton

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Trish Peck, being one and the same as Patricia Ann Peck, Affiant

WITNESS my hand and seal at office this 8th day of July, 2025.

Notary Public
My Commission Expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, **Gabriel R. Lutz**, 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 _____ (date of document).

_____

Affiant Signature

Date _____

State of New York

County of Clinton

Sworn to and subscribed before me this ____ day of _____, 2_____.

_____

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027