Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1305079 DEEDWARR
08/01/2025 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20250801-0061234

39-B
File #25-1192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phoebe Davis, Lula P. Sullivan (aka Lula Sullivan) and Seth Thomas Peay III, Heirs at Law of Abbie P. W. Glover, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Little River Ventures, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Brentwood Hall Section V, of record in Book 2133, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abbie P. W. Glover, unmarried by Warranty Deed from Carleton P. Edmunds and wife, Donna M. Edmunds of record in Book 7694, page 972, Register's Office for Davidson County, Tennessee, dated September 09, 1988 and recorded on September 12, 1998.

The said Abbie P. W. Glover died intestate on March 11, 2024 leaving Phoebe Davis, Lula P. Sullivan, James E. Peay and Seth T. Peay, Jr. as heirs-at-law of Abbie P. W. Glover are evidenced by a certain Affidavit of Heirship of record as Instrument No. 20250630-0051485, Register's Office for Davidson County, Tennessee.

James E. Peay died January 1, 1968 without issue. Seth T. Peay, Jr. died intestate on February 22, 2003 leaving James Michael Peay and Seth Thomas Peay III as his only heirs at law and further referenced in Affidavit of Heirship of record in Instrument No. ___20250801006123 2_____ - _____, Register's Office for Davidson County, Tennessee.

James Michael Peay died intestate on September 14, 2021 leaving Kaitlyn Michelle Peay and Jacob Michael Peay as his only heirs at law and further referenced in Affidavit of Heirship of record in Instrument No. _____202508010061233_____ - _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phoebe Davis and Lula Sullivan, as tenants in common by Quitclaim Deed from Jacob Michael Peay of record in Instrument No. 20250703-0052809 Register's Office for Davidson County, Tennessee, dated June 05, 2025 and recorded on July 03, 2025.

Being the same property conveyed to Phoebe Davis and Lula Sullivan, as tenants in common by Quitclaim Deed from Kaitlyn Michelle Peay of record in Instrument No. 20250703-0052810 Register's Office for Davidson County, Tennessee, dated June 05, 2025 and recorded on July 03, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 480 Manley Drive, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of July, 2025.

Phoebe Davis

Phoebe Davis

State of Tennessee)
County of Davidson)

On this 30th day of July, 2025, before me the undersigned a Notary Public in and for said County and State, personally appeared before me the within named Phoebe Davis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

WITNESS THE EXECUTION HEREOF this 30th day of July, 2025.

Lula P. Sullivan

Lula P. Sullivan

State of Tennessee)
County of Davidson)

On this 30th day of July, 2025, before me the undersigned a Notary Public in and for said County and State, personally appeared before me the within named Lula P. Sullivan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

WITNESS THE EXECUTION HEREOF this 30th day of July, 2025.

Seth Thomas Peay III

Seth Thomas Peay III

State of Tennessee)
County of Davidson)

On this 30th day of July, 2025, before me the undersigned a Notary Public in and for said County and State, personally appeared before me the within named Seth Thomas Peay III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 600,000.00.**

Katherine Cooper
Affiant

Sworn and subscribed before me on this the 30th day of July, 2025.

Notary Public

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 12/19/26

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Matthew McKinney 480 Landon Drive Nashville, TN 37220	NEW OWNER	146-16-0-101.00

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 30, 2025.**

Signature 07/30/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 30th day of July, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202508010061234