WARRANTY DEED

S-PD-25-3304

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 3.16.29

(AFFIX SEAL)

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)
Nicole McRoberts Willingham **Kate Margaret Willingham**	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**050-15-0-002 00**
677 Carlo Drive	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Goleta, CA 93117	**Indian Land, SC 29707**	
(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, **PEAK DEVELOPMENT GROUP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE MCROBERTS WILLINGHAM AND KATE MARGARET WILLINGHAM, AS TENANTS IN COMMON** 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 Peak Development Group, LLC, a Tennessee limited liability company by Warranty Deed from Aloma P Westmoreland, unmarried of record in Instrument No 20241226-0099842 Register's Office for Davidson County, Tennessee, dated December 20, 2024 and recorded on December 26, 2024

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to 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
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3304 Leondale Ter, 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

Karen Johnson Davidson County
Batch # 1313156 **DEEDWARR**
08/21/2025 01 49 27 PM 2 pgs
Fees $13 00 Taxes $1,739 00

20250821-0067098

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2025

Peak Development Group, LLC

BY _____
Blake Eldridge
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE ELDRIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of PEAK DEVELOPMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 19th of August, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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