Karen Johnson Davidson County
Batch# 1337049 DEEDWARR
10/22/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20251022-0083959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 12.19.28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

S-AO-25-1080A

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)
Robert Livingstone Casella	Mutual of Omaha Mortgage, Inc.	
(NAME)	(NAME)	**072-06-3W-001.00-CO**
1080A Zophi Street	1 East 22nd Street, Suite 401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lombard, IL 60148	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/ have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT LIVINGSTONE CASELLA, AN UNMARRIED MAN,** 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 Unit No. 1080A on the Plan of Teneighty Zophi Street, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240813-0061068, 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 a portion of the same property conveyed to Peak Development Group, LLC, A Tennessee Limited Liability Company by Warranty Deed from Charles Allen Bradley, Sr. and Anita McBride Bradley, husband and wife of record in Instrument No. 20240417-0027374 Register's Office for Davidson County, Tennessee, dated April 15, 2024 and recorded on April 17, 2024.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 21 and 22, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20240813-0061068, Register's Office for Davidson County, Tennessee.
- Bylaws of the Teneighty Zophi Street Homeowners Association, Inc. of record in Instrument Number 20240813-0061068, in the Register's Office for Davidson County, Tennessee.
- Charter of the Teneighty Zophi Street Homeowners Association, Inc. of record in Instrument Number 20240829-0066544, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250902-0069995, 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: **1080A Zophi Street, Nashville, Tennessee 37216**.

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 20 DAY OF OCTOBER, 2025.

Peak Development Group, LLC

BY: _____

William Gordon Clark, III
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GORDON CLARK, III, 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 20th of October, 2025.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 20. 2025.

Affiant Signature

21st day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028