WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 7-2-29

(AFFIX SEAL)

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

Karen Johnson
Batch # 1338880
10/28/2025 08 37 12 AM
Fees $13 00 Taxes $1,554 00

20251028-0085490

Davidson County
DEEDWARR
2 pgs

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)
Peak Development Group LLC	**Same As New Owner**	
(NAME)	(NAME)	**091-16-0-347 00**
4007 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **CHRISTI L MERRITT AND ADRIANE RENEE STEWART,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEAK DEVELOPMENT GROUP LLC,** 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 38 on the Plan of Subdivision of the P S Stump Lands of record in Plat Book 2, Page 74, Chancery Court at Nashville, described as follows

Said Lot No 38 fronts 50 feet on the Southerly side of Nevada, formerly 3rd Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Willie Mae Eddings and Jacqueline Marie Douglas by Warranty Deed from Jack Wilson, Jr and wife, Claudie A Wilson, of record in Book 5117, Page 246, Register's Office for Davidson County, Tennessee, dated February 16, 1977, and recorded on February 22, 1977

The said **Jacqueline Marie Douglas** having died intestate on January 29, 1992, her interest in the subject property vested at her death in **Willie Mae Eddings**, her heir at law, as evidenced by Affidavits of Heirship of record in Instrument Nos 20251028008548 8 and 20251028 0085489 in the Register's Office for Davidson County, Tennessee

The said **Willie Mae Eddings** having died intestate on February 11, 2023, her interest in the subject property vested at her death in **Adriane Renee Stewart** and **Christi Lynn Merritt**, her heirs at law, as evidenced by Affidavit of Death and Heirship of record in Instrument No 20230324-0021586, recorded on March 24, 2023, and Affidavit of Death and Heirship of record in Instrument No 20230608-0043701, recorded on June 6, 2023

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 2, Page 74, 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 **4007 Nevada Avenue, Nashville, Tennessee 37209**

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 24th DAY OF OCTOBER, 2025

Christi L Merritt

Adriane Renee Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of October, 2025

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

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of October, 2025

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

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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