Karen Johnson Davidson County
Batch# 1340096 DEEDWARR
10/30/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20251030-0086242

| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $175,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of October, 2025.<br><br>Notary Public<br><br>My commission expires: 5/16/29 |

LAUREN LARGENT
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Duke Investments, LLC, An Iowa Limited Liability Company** | **Same as New Owner** | **148-15-0-089.00** |
| **315 E. 5th St. Suite 202** | | |
| **Waterloo, IA 50703** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**John Peacher and wife, Deborah Peacher**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Duke Investments, LLC, An Iowa Limited Liability Company**

(hereinafter called the "Grantee"), his 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. 10 on the Plan of Apache Hills, Section 5, Part 1, as of record in Plat Book 4860, Page 113, 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 the same property conveyed to John Peacher and wife, Deborah Peacher by Warranty Deed from Jerome S. Klein of record in Book 9444, Page 776, Register's Office for Davidson County, Tennessee, dated August 23, 1994 and recorded on August 24, 1994.

This is improved property known as **4508 Packard Dr, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of October, 2025.

John Peacher

Deborah Peacher

**STATE OF TENNESSEE**
**COUNTY OF** Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Peacher and Deborah Peacher, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of October, 2025.

Notary Public
My Commission Expires: 8.23.27

Lenders Title Company File No. 25-001232-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

**TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT**

I, Logan Ball, 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 10/29/25 (date of document).

Affiant Signature

Date 10/29/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of October, 2025.

Notary Signature

MY COMMISSION EXPIRES: 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY