THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052420** Karen Johnson Davidson County Batch# 1347412 DEEDWARR 11/17/2025 03:49:30 PM 3 pgs Fees: $18.00 Taxes: $1,729.75 20251117-0091526	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $467,500.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2025. Notary Public My Commission Expires: 1/30/27 CHRISTEN T. RAE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Yardley N. Arredondo and Jose Arredondo Miramontes 5313 Old Village Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 10 0B 154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew M. Peake and Michelle K. Peake, Trustees of the Peake Revocable Trust dated February 12th, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yardley N. Arredondo and Jose Arredondo Miramontes, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 139, as shown on the map entitled VILLAGES OF BRENTWOOD PHASE TEN-B of record in Plat Book 8250, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew M. Peake and Michelle K. Peake, Trustees of the Peake Revocable Trust dated February 12th, 2023, by Quitclaim Deed from Andrew Peake and Michelle Peake, husband and wife, of record in Instrument No. 20230419-0028773, in the Register's Office for Davidson County, Tennessee, dated March 30, 2023, and recorded on April 19, 2023.

Being the same property conveyed to Andrew Peake and Michelle Peake, husband and wife, by Warranty Deed from Jenna Hagen, unmarried, of record in Instrument No. 20170130-0009433, in the Register's Office of Davidson County, Tennessee, dated January 24, 2017 and recorded on January 30, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD PHASE TEN-B, as recorded in Plat Book 8250, Page(s) 370.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD PHASE TEN-A, as recorded in Plat Book 7900, Page 313.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11; Amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251 and Book 8507, Page 831.

Charter for Villages of Brentwood Homeowners Association recorded as Book 6158, Page 352.
Common Space Deed recorded as Book 9718, Page 624.

This is improved property located at 5313 Old Village Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2025.

The Peake Revocable Trust dated February 12th, 2023

By: Andrew M. Peake, Trustee

By: Michelle K. Peake, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew M. Peake and Michelle K. Peake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Peake Revocable Trust dated February 12th, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of November, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Alli Pinkston, 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 **November 14, 2025**.

Date

Alli P

Affiant Signature

11/17/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County