Karen Johnson Davidson County
Batch# 1352845 DEEDWARR
12/02/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20251202-0095465

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ground Up Investments LLC	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBER
1604 Peerman Dr (NAME)	1604 Peerman Dr (NAME)	072-16-0-102.00
Nashville, TN 37206 (ADDRESS)	Nashville, TN 37206 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Angela J. Patterson-Houston, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ground Up Investments LLC**, A Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 21 on the Plan of Peerman Heights, as of record in Book 2133, Page 3, as amended by Engineers Certificate of Correction of record in Book 2091, Page 615, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 21 fronts 125 feet on the westerly side of Tammany Drive and runs back between lines measuring 156.5 feet on the northerly line and 163 feet on the southerly line to a dead line in the rear on which it measures 125.1 feet.

Being the same property conveyed to Angela J. Patterson-Houston by Warranty Deed from Eric D. Long and spouse, Kristie L. Long of record in Instrument No. 20040309-0027068 Register's Office for Davidson County, Tennessee, dated February 26, 2004 and recorded on March 09, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson COunty, TN , and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1604 Tammany Dr. Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of November, 2025

Angela J. Patterson-Houston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Angela J. Patterson-Houston**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November 2025

Notary Public

My Commission Expires: 3-6-29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Pam Autry, 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 26, 2025**.

Date

Affiant Signature

November 26, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **November**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)