Karen Johnson Davidson County
Batch# 1355930 DEEDWARR
12/10/2025 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20251210-0098078

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS **GREATER** FOR THIS **TRANSFER** IS $292,000.00.

Affiant

Subscribed and sworn to me on 12/04/25.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leon Michael Peck 4225 Harding Pike, Unit 307 Nashville, Tennessee 37205	Same as New Owner	103 16 0C 307.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Palina Woodhouse, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Leon Michael Peck, a married man, sole owner, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 307 on the Plan of WELLINGTON ARMS, A CONDOMINIUM DEVELOPMENT, as of record in Plat Book 5200, Page 316, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Palina Woodhouse, by Warranty Deed from David W. Vincent, Married, of record in Instrument No. 20230602-0041773, in the Register's Office of Davidson County, Tennessee, dated May 31, 2023 and recorded on June 02, 2023.

This is improved property known as 4225 Harding Pike, Unit 307, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR do covenant with the said GRANTEE they 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 12/04/25.

Palina Woodhouse
By: Curtis Woodhouse, attorney-in-fact

Attorney in fact for Palina Woodhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis Woodhouse with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Palina Woodhouse and is authorized by Palina Woodhouse to execute this instrument on behalf of Palina Woodhouse.

Witness my hand and official seal on 12/04/25.



NOTARY PUBLIC

My Commission Expires: 12/19/26

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 12/04/2025.

John Cobb Rochford

Date: 12/04/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/04/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29