Karen Johnson Davidson County
Batch# 1355978 DEEDWARR
12/10/2025 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $893.55
20251210-0098139

WARRANTY DEED

J KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF December, 20 25

Notary Public

MY COMMISSION EXPIRES 9-5-2028
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIVERSIFIED MANAGEMENT GROUP LLC	New Owner	
(NAME)	(NAME)	052080A255300CO
1937 Burkhollow Rd		
(ADDRESS)	(ADDRESS)	
Hendersville TN 37135		
(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, **Betty Holmes, Georgia Robinson, Vince Peet, Tony A. Peet, Cynthia Robinson-Thomas, Sharron Robinson-Brunson, Reginald Peet, LaShasta Owens, Jennifer Owens-Patterson, Kelcey Edwards, and Kristoff Peet**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIVERSIFIED MANAGEMENT GROUP 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. 77, on the Plan of HERON WALK, PHASE TWO, SECTION FOUR, as shown on plat of record in Plat Book 9700, Page 687, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Eddie Louis Peet, unmarried and Joyce A. Peet, unmarried Joint Tenants with Right of Survivorship, by Quitclaim Deed from Eddie Louis Peet, unmarried, of record in Instrument No. 20080814-0083597, in the Register's Office of Davidson County, Tennessee, dated August 07, 2008 and recorded on August 14, 2008. The said Joyce A. Peet died on June 13, 2010, leaving Eddie Louis Peet as surviving tenant with right of survivorship. The said Eddie Louis Peet died February 18, 2024, intestate, leaving said property to Grantors by Affidavits of Heirship of record at Instrument Nos.

20251210009812 9 20251210009813 0 20251210009813 1 20251210009813 2
20251210009813 3 20251210009813 4 20251210009813 5 20251210009813 6
20251210009813 7 20251210009813 8 **in the Register's Office of Davidson County, TN.**

Being the same property conveyed to Eddie Louis Peet, an unmarried man, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of record in Instrument No. 20041202-0143725, in the Register's Office of Davidson County, Tennessee, dated November 29, 2004 and recorded on December 02, 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 936 Santa Maria Cv Madison, TN 37115
(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 5th day of December, 2025.

Betty Holmes

Georgia Robinson

Vince Peet

Tony A. Peet

Reginald Peet

LaShasta Owens

Jennifer Owens-Patterson

Kelcey Edwards

Kristoff Peet

STATE OF TENNESSEE
COUNTY OF Haywood

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Betty Holmes, Georgia Robinson, Vince Peet, Tony A. Peet, Reginald Peet, LaShasta Owens, Jennifer Owens-Patterson, Kelcey Edwards, Kristoff Peet, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of December, 2025.

Candice R Marshall
Notary Public

My Commission Expires: April 26, 2027

CANDICE R. MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Witness my hand this 5th day of December, 2025.

Sharron Robinson-Brunson
Sharron Robinson-Brunson

Cynthia Robinson-Thomas
Cynthia Robinson-Thomas

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sharron Robinson-Brunson and Cynthia Robinson-Thomas, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of December, 2025.

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 December 5, 2025.

Affiant Signature

12/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of December, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026