THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 25125294**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1358928 DEEDWARR
12/17/2025 11:00:22 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20251217-0100264

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: William M. Davis 119 E. Allen Road Hendersonville, TN 37075	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 08 0A 117.00

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, **William Peeples and Caroline Peeples, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Davis, married** ("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 No. 117 on the Plan of COTTONPORT PLANTATION, PHASE II of record in Plat Book 6900, Page 950, 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 William Peeples and Caroline Peeples, husband and wife, by Warranty Deed from William Marrero and wife, Caroll A. Marrero, of record in Instrument No. 20160218-0015614, in the Register's Office of Davidson County, Tennessee, dated February 16, 2016, and recorded on February 18, 2016.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 COTTONPORT PLANTATION, PHASE II, as recorded in Plat Book 6900, Page(s) 950.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY AND COVER SHEET OF COTTONPORT PLANTATION, as recorded in Plat Book 6900, Page 529.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925, as amended in Book 8313, Page 932 and Book 10775, Page 37.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7430, Page 784, as amended in Book 7565, Page 57 and Book 7824, Page 254; Book 7897, Page 576 and Book 7897, Page 578.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

Charter for Cottonport Plantation Homeowners Association, Inc., recorded as Book 7621, Page 600, as amended in Book 7981, Page 971.

This is improved property located at 5533 Cottonport Drive Nashville TN 37027

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 15th day of December, 2025.

William Peeples

Caroline Peeples

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Peeples and Caroline Peeples, 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.

Witness my hand, at office, this 15th day of December, 2025.

Notary Public DANIELLE E. SPARKS
My Commission Expires: 03/28/27

