Karen Johnson Davidson County
Batch# 1362058 DEEDWARR
12/29/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,219.15
20251229-0102891

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $329,500.00.

Affiant

Subscribed and sworn to before me, this ~~19th~~ 23rd day of December, 2025.

Notary Public:
My Commission Expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Rebecca Leigh Covington 910 Tuckahoe Drive Madison, TN 37115	New Owner	042-09-0-123.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tory Peek, Kenneth Peek and Jay Peek, Devisees of the Last Will and Testament of Judith Carol Peek aka Judith Carol Peek-Trimble**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Rebecca Leigh Covington, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Kemper Heights, Section 2, as of record in Book 2331, Page 104, Register's Office for said County.

Said Lot No. 67 fronts 100.0 feet on the northerly side of Tuckahoe Drive and extends back between lines 257.1 feet on the westerly side and 313.7 feet on the easterly side to a broken line in the rear on which it measures 105.3 feet.

BEING the same property conveyed to E. Wayne Peek, Jr. and wife, Judy Peek by Quitclaim Deed from E. Wayne Peek, Jr., through Robert P. Ziegler, trustee, dated 8/17/1966 and recorded 10/12/1967 in Book 4180, Page 446, in the Register's Office for Davidson County, Tennessee. The said E. Wayne Peek, Jr., also known as Elvin Wayne Peek, and Judy Peek, also known as Judith Carol Peek, having since divorced and pursuant to Final Decree filed under Case No. 86D-700, in the Probate Court for Davidson County, Tennessee, and recorded 10/8/1987 in Book 7375, Page 231, in the Register's Office for Davidson County, Tennessee, subject property was awarded solely to Judith Carol Peek. The said Judith Carol Peek a/k/a Judith Carol Peek-Trimble having since died testate on May 3, 2025 with her Estate being probated for muniment of title only under Case No. 25P-2049, in the Probate Court for Davidson County, Tennessee. Pursuant to Order Granting Probate of Last Will and Testament for the Sole Purpose of Establishing Muniment of Title, subject property is vested in the Devisees of her Last Will and Testament, Tory Peek, Kenneth Peek and Jay Peek.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Plumbing Permit and Restrictive Covenant for Detached Structure of record in Book 6052, Page 489, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5580, Page 13, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 910 Tuckahoe Drive, Madison, TN 37115

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 19th day of December, 2025.

Judith Carol Peek aka Judith Carol Peek-Trimble Estate

By: Tory Peek, Devisee

By: Kenneth Peek, Devisee by Tory Peek as Attorney in Fact

By: Jay Peek, Devisee by Tory Peek as Attorney in Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Tory Peek, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of December, 2025.

Commission Expires: 09/27/26 Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tory Peek with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Kenneth Peek, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

202512290102889

Witness my hand and official seal, this 19th day of December, 2025.

Commission Expires: 09/27/26 Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tory Peek with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Jay Peek, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

202512290102890

Witness my hand and official seal, this 19th day of December, 2025.

Commission Expires: 09/27/26 Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

202512290102891

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/19/25 (date of document).

Jennifer Russell
Affiant Signature

12/23/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

