Karen Johnson Davidson County
Batch# 1388892 DEEDWARR
03/05/2026 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260305-0017537

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF **Davidson**

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/17/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dolan Eckhart and Kathleen A. Eckhart	**Primis Mortgage Company**	161-13-0B-224.00
(NAME) 224 Brushy Creek Ln.	(NAME) **5535 Currituck Drive, Suite 120**	
(ADDRESS) Nashville, TN 37211	(ADDRESS) **Wilmington, NC, 28403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tyler Pegg and Bailie Pegg formerly known as Bailie White, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dolan Eckhart, an unmarried man and Kathleen A. Eckhart, a married woman, as joint tenants with the right of survivorship**, hereinafter called the Grantees, their heirs 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 Unit No. 224 on the plan of CREEKSIDE, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20040702-0079260, as amended and Restated in Instrument No. 20050204-0013611 and amended on Instrument No. 20050329-0034131, Instrument No. 20050822-0100021, Instrument No. 20070622-0075126, Instrument No. 20121210-0113770, Instrument No. 20210916-0124412, Register's Office for Davidson County, Tennessee. To which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bailie White, an unmarried woman and Tyler Pegg, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Seong M Choe, of record in Instrument No. 20240806-0059801, in the Register's Office of Davidson County, Tennessee, dated August 02, 2024 and recorded on August 06, 2024.

Being the same property conveyed to Seong M. Choe, by Quitclaim Deed from Ann S. Choe, of record in Instrument No. 20060519-0059300, in the Register's Office of Davidson County, Tennessee, dated May 19, 2006 and recorded on May 19, 2006.

Being the same property conveyed to Ann S. Choe, An Unmarried Woman, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, of record in Instrument No. 20050531-0060608, in the Register's Office of Davidson County, Tennessee, dated May 25, 2005 and recorded on May 31, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 224 Brushy Creek Ln., Nashville, TN 37211

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 our hands this 3rd day of March, 2026.

Tyler Pegg

Bailie Pegg

Bailie Pegg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tyler Pegg and Bailie Pegg, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of March, 2026.

Notary Public

My Commission Expires: 2-12-30

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB. 12, [illegible]

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 4, 2026**.

Affiant Signature

03/04/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 4, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

