Karen Johnson
Batch # 1402244
04/06/2026 02:43:02 PM
Fees: $13.00 Taxes: $906.50
Davidson County
DEEDWARR
2 pgs
20260406-0027491

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

DM-SAG-26-639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Summit Acquisition Group, LLC	**Same as New Owner**	
(NAME) **5016 Spedale Court #460**	(NAME)	**097-09-0-016.00**
(ADDRESS) **Spring Hill, TN 37174**	(ADDRESS) 4935 MAIN ST. POX 460 SPRING HILL TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRANSFORMATION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUMMIT ACQUISITION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 Hickory Bend Subdivision, Section 7, as shown of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee, to which reference is here made.

Said Lot No. 28 fronts 78 feet on the easterly margin of Larchwood Drive and runs back 140.5 feet on the northeasterly side and 130.9 feet on the southerly side to a line at the rear measuring 50.5 feet thereon.

Being the same property conveyed to Peggy Joyce Sullivan by Warranty Deed from Charles M. Owen of record in Book 6950, Page 89, Register's Office for Davidson County, Tennessee, dated August 12, 1986 and recorded on August 14, 1986 and Recorded Warranty Deed Recorded in Instrument No. 20010531-0056169 .

Said Peggy Joyce Sullivan having since died on January 1, 2024. Affidavit of Heirship of record in Instrument No. 20241125-0092101, names sole heirs as Phillip Sullivan and Randy William Sullivan.

Being the same property conveyed to GGI Home Buyers, LLC, a Tennessee limited liability company by Warranty Deed from Phillip Sullivan and William Randall Sullivan of record in Instrument No. 20241125-0092102 Register's Office for Davidson County, Tennessee, dated November 20, 2024 and recorded on November 25, 2024.

Being the same property conveyed to Transformation Homes LLC by Warranty Deed from GGI Home Buyers, LLC, a Tennessee limited liability company of record in Instrument No. 20241202-0093562 Register's Office for Davidson County, Tennessee, dated November 20, 2024 and recorded on December 02, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 29, and Amended in Instrument Number 20110527-0040891, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3642, Page 478, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **639 Larchwood Drive, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31 DAY OF MARCH, 2026.

Transformation Homes, LLC

BY: _____

Jerimae Yoder
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERIMAE YODER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TRANSFORMATION HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 of March, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212