OX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1413104
04/29/2026 10:33:22 AM
Fees: $13.00 Taxes: $3,293.00
Davidson County
DEEDWARR
2 pgs
20260429-0037830

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF April, 2026

M.R Schodroski
Notary Public

MY COMMISSION EXPIRES: 02/03/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julis Chestnut	Same As Owner	
(NAME)	(NAME)	
2154 Summitt Ave		070 09 3B 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, WE, **SUMMIT PEAK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIUS CHESTNUT, A SINGLE PERSON,** 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. B on the Plan of SUMMIT AVENUE RESIDENCES II, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210728-0101592, 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 part of the property conveyed to Summit Peak Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Myles King and Janeth Harper, of record in Instrument No. 20250303-0015480, in the Register's Office of Davidson County, Tennessee, dated February 25, 2025, and recorded on March 03, 2025. Also see Scrivener's Affidavit recorded in Instrument No. 20250428-0032259.

Being part of the property conveyed to Myles King and Janeth Harper by Warranty Deed from Catherine Corbitt, Trustee, Irrevocable Trust Agreement of Elizabeth T. Baltz dated October 30, 2013, Alfred Baltz, Jr., Loretta Marie Baltz, Velma Lynn Baltz Word, Margaret Denise Baltz, Jacqueline Sullenbarger, Matthew S. Baltz, Catherine Corbitt, Individually, Vincent M. Harrigan Michelle Gary, Anthony Burns, Conservator for Jerry Gary, Jr. per order of Davidson Co. Seventh Circuit Court 0OP-735, Babette M. Harrigan, Deborah C. Nicholson, Frances D. Baltz, Jr., Thomas A. Baltz, Joan M. King, James F. Taylor, David B. Taylor, Theresa A. King, Patrick J. Taylor, Mary C. Taylor Michael, Wayne Harrigan, Charla Kay Harrigan fka Charla Kay Harrigan Gaar, Christine D. Baltz, of record in Instrument No. 20201006-0115648 Register's Office for Davidson County, Tennessee, dated August 31, 2020, and recorded on October 06, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2154 Summitt Ave, Nashville, TN 37218
(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 24 day of April, 2024

SUMMIT PEAK DEVELOPMENT, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
KYLE WISE, MEMBER

STATE OF KENTUCKY
COUNTY OF Warren

Before me, the undersigned notary public of aforesaid and state, personally appeared Kyle Wise with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the member of Summit Peak Development, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company and that he as member, of the limited liability company, being authorized so to do, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and official seal this 24 day of April, 2024.

Commission expires: 8/5/2027

_____
Notary Public

BRAD HOGAN
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM: # KYNP74972
MY COMMISSION EXPIRES AUGUST 05, 2027