THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353877** Karen Johnson Davidson County Batch# 1425237 DEEDWARR 05/26/2026 04:05:30 PM 3 pgs Fees: $18.00 Taxes: $2,368.00 20260526-0047801	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2026. Notary Public My Commission Expires: 7/31/2028 MARCYA M. BOYE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Austin Lee Peek and Claire Kati Peek 842 Rodney Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 09 0 026.00

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, **Frank Andrew Allison, as to a one-half undivided interest, and Gerald David Allison, as to a one-half undivided interest, tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Lee Peek and Claire Kati Peek, husband and wife,** ("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. 119 on the Map of WEST MEADE HILLS, SECTION FOUR, as of record in Plat Book 3300, Page 46, Register's Office for said County.

Said Lot No. 119 fronts 133.0 feet on the West side of Rodney Drive and extends back 371.4 feet on the North line and 463.2 feet on the South line, measuring 157.57 across the rear line.

Being the same property conveyed to Frank Andrew Allison, his heirs and assigns, as to a one-half undivided interest, and Gerald David Allison, his heirs and assigns, as to a one-half undivided interest, as tenants in common, by Quitclaim Deed from Frank Andrew Allison and Gerald David Allison, Trustees of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018, of record in Instrument No. 20210331-0042666, in the Register's Office of Davidson County, Tennessee, dated March 30, 2021, and recorded on March 31, 2021.

Being the same property conveyed to Frank Eugene Allison, Frank Andrew Allison and Gerald David Allison, Trustees of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018, by Quitclaim Deed from Frank Eugene Allison, of record in Instrument No. 20180105-0001589, in the Register's Office of Davidson County, Tennessee, dated January 04, 2018, and recorded on January 05, 2018. The said Frank Eugene Allison died on March 06, 2021.

Being the same property conveyed to Frank E. Allison and wife, Joanne P. Allison, by Warranty Deed from John B. Turner and wife, Lois Turner, of record in Book 3502, Page 25, in the Register's Office of Davidson County, Tennessee, dated January 18, 1963, and recorded on January 21, 1963. The said Joanne P. Allison died on January 25, 2017, leaving Frank E. Allison as surviving tenant by the entirety.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HILLS, SECTION FOUR, as recorded in Plat Book 3300, Page(s) 46.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3347, Page 99.

This is improved property located at 842 Rodney Drive Nashville TN 37205

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 May, 2026.

Frank Andrew Allison

Gerald David Allison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank Andrew Allison and Gerald David Allison, 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 May, 2026.

Notary Public
My Commission Expires: _____

CHAD L. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Tennessee Certification of Electronic Document

I, Marcya Bove, 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 May 26, 2026 (date of document).

Marcya Bove
Affiant Signature

5/26/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before this 26th day of May, 2025

Taylor Kline
My commission expires: 4/3/29

Notary Seal

