THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554527**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this 8th day of June, 2026. Notary Public My Commission Expires: 11-6-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1429846 DEEDWARR
06/09/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20260609-0052053

WARRANTY DEED

Address New Owner: William Watkins Peerman and Lisa Peerman 6401 East Valley Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 04 0 085.00

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, **Richard C. Tomichek and Emilie A. Tomichek, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Watkins Peerman and Lisa Peerman, 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. 1 on the Plan of WEST MEADE RIDGE, SECTION II, as of record in Book 4460, page 7, as amended in Plat Book 4585, Page 820, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard C. Tomichek and wife Emilie A. Tomichek, by Warranty Deed from Edward J. McVoy and wife Helen H. McVoy, of record in Record Book 5919, Page 813, in the Register's Office of Davidson County, Tennessee, dated August 02, 1982, and recorded on August 04, 1982.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE RIDGE, SECTION II, as recorded in Plat Book 4460, Page(s) 7.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4492, Page 949 as amended in Book 6863, Page 406 and Book 10630, Page 851.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20030205-0015667.

Easement for Additional of Public Utility, recorded in Book 4585, Page 820.

This is improved property located at 6401 East Valley Court 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 8th day of June, 2026.

Richard C. Tomichek

Richard C. Tomichek

Emilie A. Tomichek

Emilie A. Tomichek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard C. Tomichek and Emilie A. Tomichek, 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 8th day of June, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Nancy Enoch, do hereby make oath that I am a licensed attorney and/or 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 June 8th, 2026.

Nancy Enoch
Affiant Signature

June 8th, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

8th day of June, 2026

Notary's Signature

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: 5/8/28

Notary's Seal