Karen Johnson Davidson County
Batch# 1437580 DEEDWARR
06/24/2026 12:14:30 PM 6 pgs
Fees: $33.00 Taxes: $1,317.89
20260624-0056969

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $356,185.91.

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Hornberger Fuller & Garza Incorporated
7373 Broadway, Suite 300
San Antonio, Texas 78209
Attn: Drew R. Fuller

NAME AND ADDRESS OF NEW OWNER:
Kimberly Lott Peacock and Jeff Slaughter Lott
8585 Peacock Way
San Antonio, Texas 78217
Attn: Joe R. Peacock, Jr.
SEND TAX BILL TO THE SAME

TAX PARCEL NO. 13414025300

GENERAL WARRANTY DEEED

THIS INDENTURE is made this 18th day of June, 2026, by and between CORPAY, INC., a Delaware corporation, successor by merger to COMDATA, INC., a Delaware corporationhereinafter called "Grantor" and KIMBERLY LOTT PEACOCK and JEFF SLAUGHTER LOTT, individual residents of the State of Texas, collectively, hereinafter called "Grantee." The words "Grantor" and" Grantee" include the neuter, masculine and feminine genders, and the singular the plural and to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all those tracts or parcels of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit A** TO THIS Indenture, attached hereto and incorporated herein by reference, including all improvements, fixtures, rights, privileges, easements, hereditaments and appurtenances thereto belonging, and all right, title and interest of Grantor in and to the land lying in the bed of any street, road or avenue, open or proposed, public

or private, in front of or adjoining said property to the center line thereof (hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members, easements, licenses, benefits and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against all claims; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth in **Exhibit B** to this indenture, attached hereto and incorporated herein by reference.

(The remainder of this page is intentionally blank; Grantor's signature page follows)

IN WITNESS WHEREOF, Grantor, acting and through its authorized representative, has executed and sealed this indenture, and delivered this indenture to Grantee, all the day and year first written above.

CORPAY, INC.
A Delaware corporation

By: _____

Name: Andrea Aktan

Title: Chief Procurement Officer

STATE OF Georgia
COUNTY OF FULTON

Before me, a Notary Public of the State and County aforesaid, personally appeared Andrea Aktan, the CPO of CORPAY, INC., a Delaware Corporation, with whom I am personally acquainted, and who, upon oath acknowledged that he/she is the CPO of CORPAY, INC., a Delaware Corporation and that he/she, as such CPO, executed the foregoing instrument for the purpose therein contained by signing the name of such partnerships by such corporation, by himself/herself as _____ of such CORPAY, INC., a Delaware Corporation.

WITNESS my hand and Notarial Seal, at office in Fulton County, Georgia, this the 17 day of June, 2026.

CYNTHIA W. OWEN
My Commission Expires
NOTARY PUBLIC
October 30, 2027
FULTON COUNTY, GEORGIA

_____
Notary Public

My Commission Expires: 10/30/27

[Signature Page – General Warranty Deed – Perimeter Hill]

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Lot Nos. 2 & 3, Final Plat, Section 4A, South Perimeter Park, Paschall Property & Reserve Parcels (262) & (263), according to survey and plat of same appearing of record in Instrument No. 20170316-0025766, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as the details and location of said lots.

Being the same property conveyed to Comdata, Inc., a Delaware corporation, now known as or successor by merger to Corpay, Inc., a Delaware corporation, by Warranty Deed from Lott & Peacock Realty Partners LLC, a Texas limited liability company, dated November 29, 2017, and recorded December 4, 2017, in Instrument No. 20171204-0123210, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. All matters as shown on the Final Plat Section 4A, South Perimeter Park, Paschal Property; Reserve Parcels (262) & (263), according to survey and plat of same appearing of record in Instrument No. 20170316-0025766, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the plan of record in Book 5200, page 365; as corrected in Book 5857, page 432, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of record in Book 5200, page 799, Register's Office for Davidson County, Tennessee.

5. Declaration of Protective Covenants for Perimeter Park of record in Book 5801, page 38, as corrected by Correction of Declaration of Protective Covenants for South Perimeter Park of record in Book 5920, page 427, Register's Office for Davidson County, Tennessee, and as modified in Book 6376, Page 88.

6. Declaration of Restrictive Covenants of record in Book 6297, page 371, Register's Office for Davidson County, Tennessee

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument NO. 20170609-00567859. Register's Office in Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6165, page 706, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6313, page 955, Register's Office for Davidson County, Tennessee.

10. Easement provided in Right-of-Way Deed granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8241, page 85, Register's Office for Davidson County, Tennessee.

I, Kirsten Virden, 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 06/17/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/17/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

