THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch # 1440506 DEEDWARR 06/30/2026 11:15:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20260630-0058977	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The consideration for this transfer is exempt based on this conveyance being pursuant to a testamentary devise. Affiant Subscribed and sworn to before me, this 29 day of June, 2026. Notary Public My Commission Expires: 5/8/2028 RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

EXECUTOR'S DEED

Address New Owner: Edwin Best Peel, III 5112 N. Stinger Street Boise, ID 83703	Send Tax Bills To: New Owner	Tax Information: Map and Parcel: 105-14-0C-044.00 105-14-0C-052.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the purpose of making distribution of the **ESTATE OF EDWIN BEST PEEL, JR**, now deceased, to the Grantee as a beneficiary thereof, I, **CINTHIA TROTTER PEEL**, Executrix of the Estate of Edwin Best Peel, Jr, deceased, (hereinafter collectively referred to as the "Grantor"), pursuant to the authority granted under the Last Will and Testament of said decedent, have bargained and sold and by these presents does hereby transfer and convey unto **Edwin Best Peel, III, unmarried** (hereinafter referred to as the "Grantee"), his heirs and assigns, all of the right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto.

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

Grantor covenants that pursuant to the above-referenced Last Will and Testament, dated May 15, 2017, as amended by the First Codicil dated January 19, 2018, and Second Codicil dated June 25, 2020 it is lawfully seized and possesses 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, conditions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular number 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 24 day of June, 2026.

GRANTOR:

Cinthia Trotter Peel, Executrix

Cinthia Trotter Peel, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Cinthia Trotter Peel**, the Executrix of the Estate of Edwin Best Peel, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument with authority as said Executrix for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2026.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Unit No. 816 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, conditions and Restrictions of The Park at Melrose Townhomes, of record in Instrument 200706040065994, and First Supplement in Instrument 200706140071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said units, as set forth in said Declaration of Covenants.

Being same property conveyed to Edwin B. Peel, Jr. by Warranty Deed from Madeleine S. Newkirk, unmarried dated November 11,2014 and of record in Instrument No. 20141113-0104997, Davidson County, Tennessee Register of Deeds Office. Edwin B. Peel, Jr. and Edwin Best Peel, Jr. being one and the same.

This is improved real property located at: 816 Hillview Heights, Nashville, Tennessee 37204

Edwin Best Peel, Jr., having died on January 6, 2026 in Davidson County Tennessee. The Last Will and Testament of Edwin Best Peel, Jr. was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee. See case number 26P198. The Last Will and Testament of Edwin Best Peel, Jr., devised the subject property to Grantee. Cinthia Trotter Peel was appointed Executrix of the Estate of Edwin Best Peel, Jr. by Letters Testamentary signed by Joseph P. Day, Court Clerk.

Tract 2:

Land in Davidson County, Tennessee, being Unit No. 832 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument #20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Park at Melrose Townhomes shown on Exhibit "C" to the Declaration of Covenants of record in Instrument #20070604-0065994, for a more complete identification and description of said Unit.

Being same property conveyed to Edwin Best Peel, Jr. by Warranty Deed from R. Francene Kavin, Successor Trustee, John Lovecchio Family Trust dated May 2, 2014 and of record in Instrument No. 20140507-0038737, Davidson County, Tennessee Register of Deeds Office.

This is improved real property located at: 832 Hillview Heights, Nashville, Tennessee 37204.

EXHIBIT A
Continued

Edwin Best Peel, Jr., having died on January 6, 2026 in Davidson County Tennessee. The Last Will and Testament of Edwin Best Peel, Jr. was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee. See case number 26P198. The Last Will and Testament of Edwin Best Peel, Jr., devised the subject property to Grantee. Cinthia Trotter Peel was appointed Executrix of the Estate of Edwin Best Peel, Jr. by Letters Testamentary signed by Joseph P. Day, Court Clerk.