Karen Johnson Davidson County
Batch# 1440668 DEEDWARRSP
06/30/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260630-0059187

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me this 26th day of June, 2026.

Notary Public
My Commission Expires: 8-30-2027
File No. 26-25646C

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

| ADDRESS NEW OWNER(S) : | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Walker Holding Group, LLC (NAME) | Walker Holding Group, LLC (NAME) | 071-14-0-098<br>071-14-0-097<br>071-14-0-096 |
| 2617 Locust St. (STREET ADDRESS) | 2617 Locust St. (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Nashville, TN 37207 (CITY) (STATE) (ZIP) | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Peaks Property Nashville, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Walker Holding Group, LLC, a Tennessee Limited Liability Company** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**PARCEL 1:**
Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT II: Being part of Old Toll Gate Lot described according toa survey by Z.J. Wilkinson, Surveyor, July 7, 1944, and a survey by Z.J. Wilkinson, Surveyor, July 15, 1946, as follows:

Beginning in the northerly margin of Whites Creek Pike at the southeast corner of the property conveyed to David Earps by deed from W. H. Pilkerton and wife, of record in book 1290, Page 342, Register's Office for said County; thence with the northerly margin of said pike, south 61 deg. 39 min. East 37.5 feet to a fence line; thence northeasterly with said fence line and parallel to Earps easterly line 167 feet, more or less, to the southerly margin of an alley; thence north 85 deg. 30 min. west 40. feet, more or less, to a stake in the northeast corner of said Earps property; thence with said Earps easterly line, south 80 deg. 30 min. west 150 feet to the beginning.

**PARCEL 2:**
Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1: Being a part of the Old Toll Gate Lot as follows: Beginning on the northerly margin of Whites Creek Pike at a point 350 feet east of the easterly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to Walter Mims and wife, by deed from American National Bank, of record in Book 981, Page 353, Register's Office for Davidson County, Tennessee; thence northwardly and parallel with the easterly line of said Mims Property, 153 feet, more or less to the southerly margin of an alley; thence with said alley, north 89 1/2 deg. west 8 feet, more or less to a turn in said alley, westwardly 47 1/2 feet, more or less to the southeast corner of said Mims Property, thence with the easterly line of said Mims Property, southwardly 150 feet to the northerly margin of Whites Creek Pike; thence along the northerly margin in an easterly direction 54 feet, more or less, to the point of beginning. There is included in the above description, but excluded therefrom is part of said property used for roadway.

**PARCEL 3:**
Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT III: Land in Davidson County, Tennessee, being a lot or tract in the 12th, formerly the 17th, Civil District of said County, being part of the Old Toll Gate lot, and the south end of Lot No. 28 on the Plan of Weakley and Dobbs' Subdivision of

Lot No. 17 in Brooklyn, as of record in Plat book 57, Page 126, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Whites Creek Pike 300 feet easterly from the easterly margin of Weakley Avenue, being the V.G. Weakley's southeast corner, thence northerly with his east line 150 feet to the southerly margin of a proposed alley; thence with said margin easterly 50 feet to the east line of Lot No. 28, thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the east line of said lot no. 28; thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the beginning.

BEING the same property conveyed to Peaks Property Nashville LLC, a Tennessee limited liability company, by Special Warranty Deed from Gary Alan Sagaser and Sandra D. Sagaser, as Co-Trustees under the Sagaser Marriage Trust dated March 13, 2018, as signed on September 15, 2022, and recorded on September 15, 2022, of record in Instrument No. 20220915-0103202, Register's Office for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 1321 Baptist World Center Drive, Nashville, TN 37207, 1323 Baptist World Center Drive, Nashville, TN 37207, and 1325 Baptist World Center Drive, Nashville, TN 37207.

**TO HAVE AND TO HOLD** the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed on this the 26th day of June, 2026.

Peaks Property Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Andrew Markham, Sole Member

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STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the state and county mentioned, personally appeared Andrew Markham, Sole Member of Peaks Property Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Peaks Property Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Andrew Markham, Sole Member of Peaks Property Nashville, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office, this 26th day of June, 2026.

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Signature

My commission expires: 7/10/26

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*PREPARED BY:*

**SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.**
**P.O.BOX 663**
**GALLATIN, TN 37066**

*AFTER RECORDING RETURN TO:*

Certificate of Authenticity

I, Melissa Goelz, 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 June 26, 2026.

Date

Affiant Signature

June 26, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON