Karen Johnson Davidson County
Batch# 1440668 DEEDQC
06/30/2026 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260630-0059188

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Walker Holding Group, LLC	New Owner	071-14-0-098
2617 Locust St.		071-14-0-097
Nashville, TN 37207		071-14-0-096

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken.Matthews. PLLC.
1164 Nashville Pike
Gallatin, TN 37066
26-25646C

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

STATE OF TENNESSEE
COUNTY OF Davidson }

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Affiant

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

Notary Public

My commission expires: 8-30-2027

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Peaks Property Nashville, LLC, a Tennessee Limited Liability Company,,** "Grantor" by these presents, does hereby quitclaim and convey unto **Walker Holding Group, LLC, a Tennessee Limited Liability Company** "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Located in the 2nd Council District of Davidson County, Tennessee, being the Peaks Property Nashville LLC property, as referenced in Instrument No. 20220915-0103202 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found), said iron rebar located in the northerly margin of Baptist World Center Drive and being the southeasterly corner of the Carson W. Beck property, Instrument No. 20040913-0110139 (RODCT), having the following Tennessee State Plane coordinate values; North: 678,963.24, East: 1,737,850.49 (NAD83, 2011, US Feet);

Thence, continuing with Beck, North 36° 45 '47" East 150.00 feet to an iron rebar (set), said iron rebar located in the southerly margin of Alley #2003;

Thence, continuing with said Alley #2003, the following two (2) calls:
1. South 54° 51 '19" East 97.50 feet to a mag nail (set);
2. South 75° 22 '38" East 48.50 feet to an iron rebar (set), said iron rebar being the northwesterly corner of the O.I.C. Skyline Townhomes property, Instrument No. 20220329-0036276 (RODCT);

Thence, continuing with O.I.C Skyline, South 37° 05 '11" West 167.00 feet to an iron rebar (set), said iron rebar located in the northerly margin of said Baptist World Center Drive;

Thence, continuing with said Baptist World Center Drive, North 54° 52 '15" East 141.50 feet, to the Point of Beginning, containing in all 0.50 acres, more or less.

INFORMATIONAL NOTE: The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from a survey drawing by M2 Group, LLC entitled "ALTA/NSPS Land Title Survey - Parcel ID's: 07114009600, 07114009700, & 07114009800", dated June 5, 2026, which is an integral part of this description and hereby incorporated by reference.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

Witness my hand this 26th day of June, 2026.

Peaks Property Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Andrew Markham, Sole Member

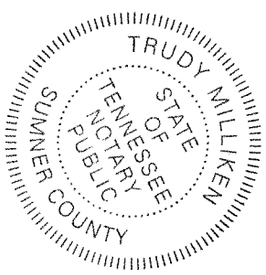
STATE OF TENNESSEE
COUNTY OF SUMNER

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.

_____
Notary Signature

My commission expires: _____



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