Karen Johnson Davidson County
Batch# 1450425 DEEDWARR
07/22/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260722-0066306

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-26-3131

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Lindsay T. DePeder
Affiant

Subscribed and sworn to before me, this 21st day of July, 2026.

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/22/30

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Peach Pit, LLC	New Owner	081-08-0-103.00
P.O. Box 158205		
Nashville, TN 37215		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shining Light Holiness Church**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Peach Pit, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A Certain Tract or parcel of land in Davidson County, Tennessee, being Lot No. 371, on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 371 fronts 50 feet on the Easterly side of 9th Avenue North and runs back between parallel lines 168.6 feet to an alley.

Being the same property conveyed to Shining Light Holiness Church by Warranty Deed from Sunrise Baptist Church of record in Instrument No. 20010517-0051237 Register's Office for Davidson County, Tennessee, dated May 16, 2001 and recorded on May 17, 2001.

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

This property is X improved or ____ unimproved property known as 1828 9th Avenue North, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of July, 2026.

Shining Light Holiness Church

By:_____
Charles Johnson, President

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that (s)he is the President of Shining Light Holiness Church and that (s)he is authorized by Shining Light Holiness Church to execute this on its behalf.

Witness my hand and official seal at city of Murfreesboro, TN, this 21st day of July, 2026.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public at Large
My Commission Expires: 12/2/28

Tennessee Certification of Electronic Document

I, Melanie Harper, 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 7/21/26 (date of document).

Affiant Signature

7/21/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/28

NOTARY'S SEAL

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD