Karen Johnson Davidson County
Batch# 1453065 DEEDWARR
07/31/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20260731-0070927

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $327,500.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 28th day of July, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leslie D. Kirby	New Owner(s)	104-06-0A-116.00-CO
2900 Springvale Road		
Morristown, TN 37813		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUDITH L. PEEK, MARRIED,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE D. KIRBY, A WIDOW,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, being Unit No. 1101 on the Plan of Continental Condominiums of record in Plat Book 5200, Pages 399- 401, as amended in Book 6135, Page 788 and Book 6435, Page 549, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Judith L. Peek by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20110817-0063606 Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on August 17, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3415 West End Avenue #1101, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2026.

Judith L. Peek

Judith L. Peek

STATE OF Nevada
COUNTY OF Clark

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Judith L. Peek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2026.

LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4351-01
Expires May 10, 2029

Notary Public

My Commission Expires: 05/10/2029
Notarized remotely using audio-video communication technology via Proof.

Eric Alan Lee, spouse of Judith L. Peek, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Eric Alan Lee

Eric Alan Lee

STATE OF Virginia
COUNTY OF Chesapeake

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Alan Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2026.

April Ridley-Cutts

Notary Public

My Commission Expires: 07/31/2029

COMMONWEALTH OF VIRGINIA
ELECTRONIC NOTARY PUBLIC

April Ridley-Cutts

REGISTRATION NUMBER
00358833
COMMISSION EXPIRES
July 31, 2029

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 28. 2026

Affiant Signature

30th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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