2026-2137-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456715 DEEDWARR
08/10/2026 09:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20260810-0073310

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$445,000.00.**

Will Clay
Affiant

Subscribed and sworn to before me this 5th day of August, 2026.

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission expires: 7/29/30
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Peak Development Group, LLC	Peak Development Group, LLC	094-02-0-101
7003 Chadwick Drive, Suite 110	7003 Chadwick Drive, Suite 110	
Brentwood, TN 37027	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Curtis Vaden and Angela Vaden, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Peak Development Group, LLC, a Tennessee Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 162 on the plan of Edgefield Land Company First Subdivision of Record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis W. Vaden, a married person, by Warranty Deed from It, The Long Trust, a trust organized under the laws of the State of Tennessee, Nashland Corporation, a corporation organized under the laws of the State of Tennessee, dated March 19, 2001, which is of record in Instrument No. 20010323-0028032, Register's Office for Davidson County, Tennessee. Further conveyed to Curtis Vaden and Angela Vaden, as tenants in common, by Quitclaim Deed from Curtis W. Vaden, married, dated February 12, 2024 and recorded February 16, 2024 at Instrument Number 20240216-0010776 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 57, Page 130, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **510 South 19th Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the

afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 5th day of August, 2026.

Curtis Vaden

Angela Vaden

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Curtis Vaden and Angela Vaden,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 5th day of August, 2026.

Notary Public
My commission expires 7/29/30

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **8/5/2026** (date of document).

Affiant Signature
Date **8/5/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **5** day of **August**, 20**26**.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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