Karen Johnson Davidson County
Batch# 1462134 DEEDWARR
08/20/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260820-0077397

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755160** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2026. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: David Hull and Sherri Hull 816 Hillview Heights Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-14-0C-044.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin Best Peel, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Hull and Sherri Hull, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 816 on the plan of The Park at Melrose Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes, of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to EDWIN BEST PEEL, III, by deed from CINTHIA TROTTER PEEL, EXECUTRIX OF THE ESTATE OF EDWIN BEST PEEL, JR, DECEASED, of record in Instrument No. 20260630-0058977, dated June 29, 2026, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 105-14-0C-044.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070604-0065994, in Instrument No. 20070614-0071575, and in Instrument No. 20070822-0100253, said Register's Office.

Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, said Register's Office.

shown on the Plan of record in Plat Book 21, page 78, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070525-0062832, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060623-0075219, said Register's Office.

This is improved property located at 816 Hillview Heights Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2026.

Edwin Best Peel, III

STATE OF IDAHO)

COUNTY OF ADA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edwin Best Peel, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~14th~~ 13TH day of August, 2026.

Notary Public

PARLEY BINGHAM
NOTARY PUBLIC
STATE OF IDAHO

My Commission Expires: 04/05/2031

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **8/17/2026** (date of document).

Affiant Signature

8/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **August**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

