Karen Johnson Davidson County
Batch# 1483468 DEEDWARR
10/13/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $6,397.30
20261013-0093958

26-297-SH

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,729,000.00. Affiant Subscribed and sworn to before me, this the 12th day of October, 2026 Notary Public My commission expires: 7/17/2027 (AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hanno Friedrich Kaiser and Cecilia Wong Kaiser, as Co-Trustees of the KAISER FAMILY TRUST dated March 10, 2016	**"New Owner"**	**091-16-0-347-00**
4007 Nevada Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Peak Development Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Hanno Friedrich Kaiser and Cecilia Wong Kaiser, as Co-Trustees of the KAISER FAMILY TRUST dated March 10, 2016

HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Lot No. 38 on the Plan of P. S. Stump Lands of record in Chancery Court Plan Book No. 2, Page 74, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 38 fronts 50 feet on the southerly side of Nevada Avenue, formerly 3rd Avenue, and runs back between parallel lines 150 feet to an alley.

Being all the same property conveyed to Peak Development Group LLC, by Warranty Deed dated October 24, 2025, from Christi L. Merritt and Adriane Renee Stewart, of record in Instrument No. 20251028-0085490, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Chancery Court Plan Book No. 2, Page 74, Register's Office for Davidson County, Tennessee.**

2) **Restrictive Covenant for Detached Structure of record in Instrument No. 20251231-0104654, said Register's Office.**

3) **Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20260728-0069217, said Register's Office.**

4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 4007 Nevada Avenue, Nashville, TN 37209.

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) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 12th day of October, 2026.

Peak Development Group, LLC, a Tennessee Limited Liability Company

By:_____
Blake Eldridge, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Blake Eldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Peak Development Group, LLC, a Tennessee Limited Liability Company, and who further acknowledged that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Authorized Agent for the said Limited Liability Company.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2026.

_____
Notary Public

My Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Christy Tesch, 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 12th day of October, 2026.

Date: 12th day of October, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of October, 2026.

Notary Public
My commission expires: Sept. 5th, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY