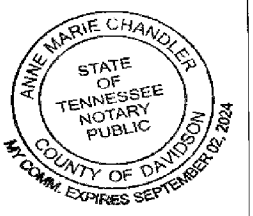
Karen Johnson Davidson County
Batch# 821275 DEEDWARR
03/14/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220314-0029234

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 4th day of March, 2022. Notary Public My commission expires: 09/02/2024

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:
Jacob Krieger and Natalie Kopp	loanDepot.com, LLC	119-05-0-063.00
211 Peachtree Street	25500 Commercentre DR STE 100	
Nashville, TN 37210	LAKE FOREST, CA 92630	

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, **CAMERON F. BROUSSEAU, A SINGLE PERSON AND JAN F. BROUSSEAU, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB KRIEGER AND NATALIE KOPP, HUBAND AND WIFE,** 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:

JK
NK

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of W. F. Davis Subdivision of Block No. 22, Cumberland Nurseries, of record in Plat Book 332, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 8 is more particularly described as follows at the Southwest corner of Foster Avenue and Peachtree Street; thence Southerly with the West Line of Foster Avenue, 188 feet, more or less, to the Northeast corner of part of said Lot sold to Ruth Boone; Thence 78.9 feet to the West boundary line to a point 50 feet North of the Southwest corner of said lot; thence North 188 feet to the South line of Peachtree Street; thence Easterly 78.9 feet to the point of beginning.

Being the same property conveyed to Cameron F. Brousseau, a single person, and Jan F. Brousseau, a single person, as Tenants in Common with the Right of Survivorship by Warranty deed from Shane Hayden, married of record in Instrument No. 20170705-0067243 Register's Office for Davidson County, Tennessee, dated June 28, 2017 and recorded on July 05, 2017.

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

The address of the herein described property is believed to be 211 Peachtree Street, Nashville, TN 37210, 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 4th day of March, 2022.

Cameron F. Brousseau by Brandon Miller, Attorney-in-Fact

Cameron F. Brousseau by Brandon Miller, Attorney in Fact

Jan F. Brousseau by Brandon Miller, Attorney-in-Fact

Jan F. Brousseau by Brandon Miller, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March 2022, before me personally appeared Brandon Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cameron F. Brousseau and Jan F. Brousseau as attorney in fact, and acknowledged that he executed the same as the free act and deed of Cameron F. Brousseau and Jan F. Brousseau.

Witness my hand and seal this 4th day of March, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/07/2022 ____ (date of ~~document~~).

Affiant Signature

03/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025