**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 909217 **DEEDWARR**
08/29/2022 10:19:10 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220829-0097063

File No. DD-22-3177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kerry Siegrist and Sarah Howell | LoanDepot.com, LLC | |
| (NAME) | (NAME) | |
| 2208 Mecca Drive | 26642 Towne Centre Drive | 084-10-0-049.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Foothill Ranch, CA 92610 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Douglas A. Brooks, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kerry M. Siegrist, an unmarried man, and Sarah E. Howell, an unmarried woman,** an HEREINAFTER CALLED THE GRANTEE, 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. 282 on the Plan of Maplecrest of record in Plat Book, 1835, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete and accurate legal description.**

**Being the same property conveyed to Douglas A. Brooks by Warranty deed from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20220316-0030214 Register's Office for Davidson County, Tennessee, dated March 7, 2022 and recorded on March 16, 2022.**

**This is property more commonly known as 2208 Mecca Drive, Nashville, TN 37214.**

**The subject property was never marital residence of Grantor.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand this 25th day of August, 2022.

Douglas A. Brooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 2022, before me personally appeared Douglas A. Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2022.

Notary Signature
My commission expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON