(2)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $382,000.00.

Affiant

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn before me this the 7th day of September, 2022.

Hillary Torrence
Notary Public
My commission expires: 12/16/2024

Karen Johnson Davidson County
Batch# 915149 DEEDWARR
09/12/2022 09:17:34 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20220912-0101550

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ruby Peeters	LoanDepot.com, LLC	173-09-0A 425.00
8618 Gauphin Pl	26642 Towne Centre Drive	
Nashville, TN 37211	Foothill Ranch, CA 92610	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOMINIQUE ANTOIN HOLLOWAY AKA DOMINIQUE HOLLOWAY AND ELIZABETH JORDAN HOLLOWAY, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RUBY PEETERS AND KEITH PEETERS, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Phase Six, Lenox Village, of record in Plat at Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dominique Antoin Holloway and Elizabeth Jordan Holloway, husband and wife, by deed dated 07/29/2020, from Sandra Sargent and Paul Sargent, husband and wife, and Eric Sargent, unmarried, tenants in common with rights of survivorship, of record in Instrument No. 20200730-0084228, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8618 Gauphin Pl, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of September, 2022.

Dominique Antoin Holloway

Elizabeth Jordan Holloway by Dominique Holloway her attorney in fact

Elizabeth Jordan Holloway by Dominique Antoin Holloway, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dominique Antoin Holloway** ~~**and Elizabeth Jordan Holloway**~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7th day of September, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Dominique Antoin Holloway with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Jordan Holloway, by Specific Power of Attorney of record in Instrument No. 20220912-0101549, said Register's Office, and who acknowledged that he executed the same as the free act and deed of Elizabeth Jordan Holloway.

Witness my hand and official seal this 7th day of September, 2022.

My Commission Expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY