This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19207-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2022.

Notary Public
My Commission Expires: 7/9/24

Karen Johnson Davidson County
Batch# 922366 DEEDWARR
09/28/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220928-0107073

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Brown and Caroline Brown 1452 Scarcroft Lane Nashville, TN 37221	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	141 05 0A 170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James Jacobs, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Caroline Lawrence Brown and Austin Miller Brown, wife and husband**, 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 all of Lot No. 170 on the Plan of Avondale Park, Phase 2, Section 4 as shown on the plan of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Jacobs, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record as Instrument No. 20121109-0103703 in the Register's Office for Davidson County, Tennessee, dated November 7, 2012 and recorded on November 9, 2012.

April Jacobs joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1452 Scarcroft Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of September, 2022.

GRANTOR:

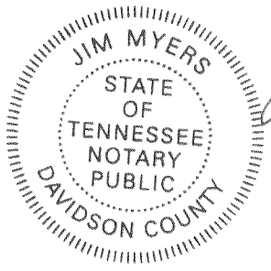
James Jacobs

April Jacobs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Jacobs and April Jacobs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2022.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 September 27, 2022.

Tori Cole

Affiant Signature

Date: 9/27/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 27, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

