G#37196-8 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1123823 DEEDWARR
04/17/2024 09:58:48 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20240417-0027335

File No. BC-24-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 12/16/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Robert Brooks	Fairway Independent Mortgage Corp	
(NAME) 2314 Alpine Avenue	(NAME) P.O. Box 117298	070-09-0M-001.00-CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Carrollton, TX 75011	
(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, **JORDAN PETERSON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN ROBERT BROOKS, UNMARRIED,** 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 Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2312 Alpine Avenue of record as Instrument No. 20200330-0033856 and being shown on Plat attached thereto as Exhibit "B", 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 Jordan Peterson, an unmarried man by Warranty Deed from JMR Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210506-0061339 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 6, 2021.

This is property more commonly known as 2314 Alpine Avenue, Nashville, TN 37218.

Conveyance of the above-described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of 2312 Alpine Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200330-0033856, Register's Office for Davidson County, Tennessee, By-Laws appended thereto. 2) All matters as shown on Plat Book 547, Page 39, said Register's Office. 3) Charter of the 2012 Alpine Avenue Homeowners' Association, Inc., of record in Instrument No. 20200415-0039566, Register's Office for Davidson County, 4) Taxes for the current year prorated and assumed by the Grantee.

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 12th day of April, 2024.

Jordan Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2024, before me personally appeared Jordan Peterson, 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 12th day of April, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028