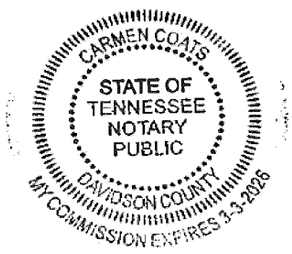
Karen Johnson Davidson County
Batch# 1257522 DEEDWARR
04/08/2025 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20250408-0026710

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of April, 2025. Carmen Coats Notary Public My commission expires:

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:
Michael Broussard and Amber Broussard	CMG Mortgage, Inc. dba CMG Home Loans	186-04-0A-365.00-CO
517 Wilcox Court	3160 Crow Canyon Rd. #400	
Nolensville, TN 37135	San Ramon, CA 94583	

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, **THAO NGOC QUACH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BROUSSARD AND AMBER BROUSSARD, HUSBAND 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:

Land in Davidson County, Tennessee, being Lot No. 365 on the Final Plat of Burkitt Place, Phase 2-K, Section 2 as of record in Instrument No. 20140609-0049811 , Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Issac T. Bui and Tammy T. Quoch, husband and wife by Warranty Deed from Celebration Homes LLC, a Tennessee limited liability company of record in Instrument No. 20150722-0071752 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on July 22, 2015.

Being the same property conveyed to Thao Ngoc Quach, unmarried woman by Warranty Deed from Isaac T. Bui and Tammy T. Quach, erroneously referred to as Tammy T. Quoch, husband and wife of record in Instrument No. 20220131-0010983 Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded on January 31, 2022.

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 517 Wilcox Court, Nolensville, TN 37135, 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 2nd day of April, 2025.

Thao Ngoc Quach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thao Ngoc Quach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2025.

DREW EANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 April 2. 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

