WARRANTY DEED

STATE OF TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-03-2026

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

DM-SRE-25-2847

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jane Elizabeth Krigbaum	**New Owner**	
(NAME)	(NAME)	**096-06-0-030.00**
2847 Blue Brick Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BROTHERLY HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANE ELIZABETH KRIGBAUM, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3, on the Plan of Clover Bottom Subdivision, Section One, of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Helen M. Briley, unmarried by Warranty Deed from Angela R. Rodgers f/k/a Angela R. Breeding and husband, Heath Rodgers of record in Instrument No. 20081028-0107345 Register's Office for Davidson County, Tennessee, dated October 27, 2008 and recorded on October 28, 2008.

Said Helen M. Briley, is deceased on August 24, 2024.

Being the same property conveyed to Brotherly Housing Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kenneth Wayne Briley, Married and Sandra Lee Willard, Married and Melida Jewel Klausner, single and the Estate of Helen M. Briley of record in Instrument No. 20250114-0002971 Register's Office for Davidson County, Tennessee, dated January 10, 2025 and recorded on January 14, 2025.

This conveyance is subject to:

- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1581, Page 427, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement Deed by court order in settlement of landowner action of record in Instrument Number

Karen Johnson Davidson County
Batch# 1316423 DEEDWARR
08/29/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250829-0069200

20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2847 Blue Brick Drive, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 27 DAY OF AUGUST, 2025.

Brotherly Housing Solutions, LLC

BY: _____
Khandi Mohammed
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHANDI MOHAMMED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BROTHERLY HOUSING SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 27, August 2025.

Custodian's Signature — 08/28/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 28 day of August 2025.

Notary Public

MY COMMISSION EXPIRES: 5-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY