Karen Johnson Davidson County
Batch# 1450594 DEEDWARR
07/22/2026 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260722-0066508

Name and Address of New Owner:
David N. Peace
1229 Crestfield Drive
Nashville, TN 37211

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
CMG Mortgage
3160 Crow Cnyn. Rd. #400
San Ramon CA 94583

Map & Parcel(s):
172 12 0B 136.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elaine Brokaw, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **David N. Peace, an unmarried man**, hereinafter called the GRANTEE, his heirs, successors 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. 394 on the Plan of BRADFORD HILLS, SECTION SEVEN, R-15 Residential PUD of record in Plat Book 7900, Page 6, and Plat Book 7900, Pages 337 and 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Elaine Brokaw, unmarried, by Warranty Deed from Christian Michael Cole, unmarried, of record in Instrument No. 20090806-0074001, in the Register's Office of Davidson County, Tennessee, dated July 31, 2009 and recorded on August 06, 2009.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1229 Crestfield Drive, 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 GRANTEE, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 20 day of July, 2026.

Elaine Brokaw

STATE OF TEXAS
COUNTY OF Harris

On this 20 day of July, 2026, before me personally appeared Elaine Brokaw, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 20 day of July, 2026.

Notary Signature
My commission expires: 12-07-2029

SHARON S MILLER
Notary ID #124242587
My Commission Expires
December 7, 2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 20 day of July, 2026.

SHARON S MILLER
Notary ID #124242587
My Commission Expires
December 7, 2029

Notary Public
My Commission Expires: 12-07-2029

True Copy Certification

I, Yvette Meldrum, 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 7/20, 2026

Affiant Signature 7/20/2026 Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 20th day of July, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY