Karen Johnson Davidson County
Batch# 1480463 DEEDWARR
10/05/2026 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20261005-0091234

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. BC-26-497

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Mark Wesel and Jana Wesel Living Trust	**New Owner**	
(NAME) 6201 Louisiana Ave	(NAME) **Property**	091-01-0T-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **BROOKE BROSLAT VANDERHEYDEN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANA L. WESEL AND MARK J. WESEL, TRUSTEES OF MARK WESEL AND JANA WESEL LIVING TRUST DATED MAY 22, 2026**, 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 A of Homes at 6199 & 6201 Louisiana Avenue, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et., seq, of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions as Horizontal Property Regime with Private Elements, of record in Instrument No. 20200916-0105575, Depiction of Property attached as "Exhibit A", Bylaws of Homes at 6199 & 6201 Louisiana Avenue Corporation attached as "Exhibit C". Said Unit being Depicted on Exhibit "B", of said Declaration, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brooke Broslat, an unmarried woman by Warranty Deed from Black Star Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20220318-0031482 Register's Office for Davidson County, Tennessee, dated March 09, 2022 and recorded on March 18, 2022.

Brooke Broslat is now known of record as Brooke Broslat Vanderheyden. Jacob Tyssen Vanderheyden, spouse of Brooke Broslat Vanderheyden, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind, whatsoever, including and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Brook Broslat Vanderheyden.

This is property more commonly known as 6201 Louisiana Ave, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 25th day of September, 2026.

Brooke Broslat Vanderheyden

Jacob Tyssen Vanderheyden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2026, before me personally appeared Brooke Broslat Vanderheyden and Jacob Tyssen Vanderheyden, 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 25th day of September, 2026.

Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Krystal Schuster, 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 9/25/26.

Date

Affiant Signature

9/25/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)