Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 807825 DEEDWARR
02/17/2022 12:51:45 PM 2 pgs
Fees: $13.00 Taxes: $717.80

20220217-0018588

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Petros John Sidiropoulos Rizza Gail Sidiropoulos 2825 Lake Forest Drive Nashville, Tennessee 37217	**New Owner**	136-10-0A-014.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Juan Carlos Henriquez, a married man,** has this day bargained and sold, and does hereby transfer and convey unto the said **Petros John Sidiropoulos and Rizza Gail Sidiropoulos, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 10, Lot No. 10 on the Horizontal Property Regime for Section Two, Priest Lake Forest, as recorded in the Master Deed of record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Juan Carlos Henriquez, by deed from Charlie C. Wilson, unmarried, of record in Instrument No. 20150803-0076181, dated July 28, 2015 and recorded August 03, 2015, Register's Office for Davidson County, Tennessee.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$194,000.00**.
Subscribed and sworn to before me
this 14 day of February, 2022.
My Commission Expires: _____

Affiant

Notary Public

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

This is improved property located at 2825 Lake Forest Drive, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 14 day of February, 2022.

JUAN CARLOS HENRIQUEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Juan Carlos Henriquez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14 day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

