n Johnson Davidson County
Batch# 844154 DEEDWARR
04/22/2022 10:37:05 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220422-0046694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this 21 day of April, 2022.

Notary Public My Commission Expires

My commission expires: January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dionissia Diana Siozios	NEW OWNER	**107-14-0-116.00**
1002 Aladdin Dr		
Nashville, TN 37217		

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, We,

Terry K. Pegram,, Jr. and Meghan Pegram

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dionissia Diana Siozios, unmarried woman

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, and described more particularly as follows:

Said Lot No. 183 fronts 70 feet on the east side of Aladdin Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Terry K. Pegram, Jr., an unmarried man by Warranty deed from The Estate of Edwin A. Settle, Cumberland Trust & Investment Co., Executor, (the "Estate") of record in Instrument No. 20161024-0111873 Register's Office for Davidson County, Tennessee, dated October 20, 2016 and recorded on October 24, 2016. Meghan Pegram, spouse of Terry K. Pegram Jr., hereby joins in the execution of this deed to convey any and all marital interest she may have in said property.

This is improved property known as **1002 Aladdin Dr, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19 day of April, 2022.

Terry K. Pegram, Jr.

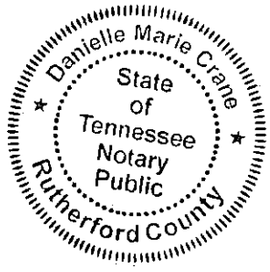
Meghan Pegram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Terry K. Pegram,, Jr. and Meghan Pegram, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19 day of April, 2022.

Notary Public
My Commission Expires: 7/22/25



SolomonParks File No. 22-001037-527