Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

File Number: TN-22-1095

Karen Johnson Davidson County
Batch# 907308 DEEDWARR
08/24/2022 10:42:57 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20220824-0095546

Subscribed and sworn to before me, this 22nd day of August, 2022.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Maria Niarchou and Mark Holladay	NEW OWNER	172-04-0A-114.00-CO
1309 Brentwood Highlands Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hannah Dickinson and Robert A. Dickinson, wife and husband**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Maria Niarchou and Mark Hollady, wife and husband**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Phase Three, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Instrument No. 20010920-0101749, as revised in Instrument No. 20060222-0020873, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah Dickson and Robert A. Dickson, wife and husband by Warranty deed from Terry Roger and wife, Kristen G. Roger of record in Instrument No. 20170519-0049893 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 19, 2017. (Value of consideration shown in aforementioned deed $299,000.00.).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1309 Brentwood Highlands 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of August, 2022.

Robert A. Dickinson

Hannah Dickinson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert A. Dickinson and Hannah Dickinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 22nd day of August, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY