Karen Johnson Davidson County
Batch# 1100118 DEEDWARR
02/12/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20240212-0009687

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $960,000.00. Affiant Subscribed and sworn to before me, this the 8th day of February, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Madison Goodin Dickinson and Brennan Nathaniel Dickinson	Madison Goodin Dickinson and Brennan Nathaniel Dickinson	160-04-0-120.00
473 Brentview Hills Drive	473 Brentview Hills Drive	
Nashville, TN 37220	Nashville, TN 37220	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAWRENCE LEIKIN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON GOODIN DICKINSON AND BRENNAN NATHANIEL DICKINSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 46 on the Plan of Brentview Hills of record in Plat Book 3300, Page (s) 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46 fronts 105 feet on the South side of Brentview Hills Drive, and extends back between parallel lines, 596.51 feet to a dead line.

Being the same property conveyed to Morris J. Meyers and wife, Audrey B. Meyers by Warranty Deed from W.C.Dunn, Jr., and wife, Ruth B. Dunn of record in Book 3611, page 219, Register's Office for Davidson County, Tennessee, dated July 30, 1963 and recorded on August 02, 1963.

The said Morris J. Meyers died on May 13, 2017, vesting Audrey B. Meyers (also known as Audrey Bishop Meyers) as the surviving tenant.

Audrey B. Meyers died on January 02, 2023, leaving Last Will and Testament filed for Probate in Docket No. 75PR1-2023-PR-153 Chancery Court of Rutherford County, Tennessee.

Being the same property conveyed to Lawrence Leikin, a married person by Warranty Deed from Marilyn M. Bell, Executrix of the Estate of Audrey Bishop Meyers of record in Instrument No. 20230405-0024989 Register's Office for Davidson County, Tennessee, dated March 27, 2023 and recorded on April 05, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 473 Brentview Hills Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

**This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of February, 2024.

Lawrence Leikin

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lawrence Leikin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2024.

LaTonja SA Al-Hedaithy Notary Public

Notary Public

My Commission Expires: 03-10-2025

MD TIPIC NO. 002110876
LaTonja SA Al-Hedaithy
15480 Annapolis Road Suite 202-429
Bowie MD 20715

LaTonja S.A. Al-Hedaithy
NOTARY PUBLIC
Prince George's County
State of Maryland
My Commission Expires
March 10, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 8, 2024** (date of document).

Affiant Signature

February 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25