Karen Johnson Davidson County
Batch# 1310308 DEEDWARR
08/15/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250815-0065009

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751599**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2025. Notary Public My Commission Expires: 7/25/29

Donald Ray Bates Jr. Notary Public State of Tennessee Williamson County

WARRANTY DEED

Address New Owner: Charles Franklin Holland Jr. and Madeline P. Reed 821 Beech Bend Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 14 0 161.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aleksander Mika and Eleanor Mika, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Charles Franklin Holland, Jr, a single man, and Madeline P. Reed, a single woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 675, as shown on the map entitled HARPETH WOODS SECTION THREE, of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aleksander Mika and Eleanor Mika, husband and wife, by Warranty Deed from John P. Wanner and Amy Wanner, husband and wife, of record in Instrument No. 20210607-0076144, in the Register's Office of Davidson County, Tennessee, dated May 24, 2021 and recorded on June 07, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH WOODS SECTION THREE, as recorded in Plat Book 5200, Page(s) 270.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5867, Page 193 and amended in Book 5882, Page 261.

This is improved property located at 821 Beech Bend Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2025.

Aleksander Mika by Ryan Dieck as Attorney-in-fact

Aleksander Mika by Ryan Dieck as Attorney-in-fact

Eleanor Mika by Ryan Dieck as Attorney-in-fact

Eleanor Mika by Ryan Dieck as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, 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, and who further acknowledged that he is the Attorney-in-Fact for Aleksander Mika and Eleanor Mika and that he is authorized by Aleksander Mika and Eleanor Mika to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of August, 2025.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 12th day of August, 2025.

K. Thomas Sidwell
Date: 8/12/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of August, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

