WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,900.00 .

Morgan A. Hollars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2026.

Notary Public
COMMISSION EXPIRES: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1405896 DEEDWARR
04/15/2026 01:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20260415-0030898

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vicki Lynn Freeman Morgan A. Hollars Nicholas I. Hollars	NEW OWNER	033-07-0A-023-00
(NAME)	(NAME)	
1170 Dickerson Road, Unit 23		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vicki Lynn Freeman, a single woman, Morgan A. Hollars, a single man, and Nicholas I. Hollars, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 23, on the Plan of Dickerson Pike Townhomes, a Horizontal Property Regime with Private Elements (now known as Alveare), as shown on that plan identified as Exhibit "B" of that Master Deed for Dickerson Pike Townhomes of record in Instrument No. 20220823-0094988 and amended in Instrument No. 20221227-0132597 and Scrivener's Affidavit recorded in Instrument no. 20220824-0095518, 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 a portion of the same property conveyed to RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company, by Warranty Deed from CDS Capital, LLC Series 101, a Delaware Limited Liability Company, of record in Instrument No. 20210318-0036274 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1170 Dickerson Road, Unit 23 (House Number) (Street) (P.O. Address) Goodlettsville, TN (City or Town) 37072 (Postal Zip)

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; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 our hands this 15th day of April, 2026.

RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, Designated Agent

S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named S. Nixon Pressley, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged himself to be the Designated Member of **RWA Dickerson Associates, LLC**, a Tennessee limited liability company, the within named bargainor, and who further in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as its Designated Member, and upon oath acknowledged that he did so freely and voluntarily and for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 15th day of April, 2026.

Notary Public

Commission Expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 15th day of April, 2026.

Anthony N. Greco, Affiant 4/15/2026 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of April, 2026.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027