Karen Johnson Davidson County
Batch# 1466609 DEEDWARR
09/01/2026 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $5,235.50
20260901-0080764

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-19-2030
(AFFIX SEAL)

J MERSCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alexander Rotolo	Bank of America, N.A.	082-16-0-445.00
(NAME)	(NAME)	
913 Fatherland Street	PO Box 660861	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Dallas TX 75266-0861	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Four Hundred Fifteen Thousand And No/100 Dollars ($1,415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER D. GREAVES, MARRIED AND SARA HOOKER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER ROTOLO, SOLE OWNERSHIP,** HEREINAFTER CALLED THE GRANTEE, 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. 91, as shown on the map entitled Barrow's Addition to Edgefield (East Nashville), Tennessee of record in Plan Book 1, Page 13, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 91 fronts 50.0 feet on the northerly side of Fatherland Street and runs back between parallel lines, 170.0 feet, to an alley in the rear.

Being the same property conveyed to Peter D. Greaves and Sharon E. Greaves, Husband and Wife by Warranty Deed from West Maple Real Estate, LLC, a Tennessee limited liability company of record in Instrument No. 20160411-0034291, Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on April 11, 2016.

Being the same property conveyed to Peter D. Greaves by Quitclaim Deed from Sharon Emerson, formerly known as Sharon E. Greaves of record in Instrument No. 20231108-0087262, Register's Office for Davidson County, Tennessee, dated October 20, 2023 and recorded on November 08, 2023.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 913 Fatherland Street, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (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 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 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 25th day of August, 2026.

Peter D. Greaves

The undersigned, Sara Hooker, wife of Peter D. Greaves, joins in this Warranty Deed because the property has been the marital residence of Peter D. Greaves and the undersigned. She consents to the conveyance of the property and releases any marital or homestead rights she may have in the property.

Sara Hooker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Peter D. Greaves and Sara Hooker, 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.

Witness my hand and official seal at office, this 25th day of August, 2026.

Notary Public
My commission expires: 3-23-27

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 August 25th, 2026.

Affiant Signature _____

August 25th, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th of August 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5.19.2030

J MERSCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030