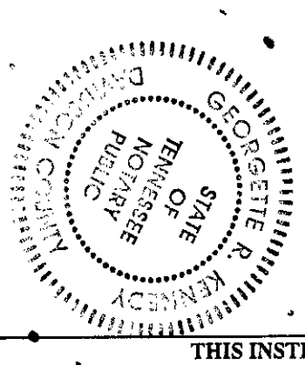


STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2020.

Notary Public

My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 435493 **DEEDWARR**
07/10/2020 02:08:21 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00

20200710-0075621

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jason T. Gregory and McKenzie B. Gregory	Community Mortgage	**172-09-0A-048.00-CO**
6505 Banbury Xing	19045 E. Valley View Pkwy Suite F	
Brentwood, TN 37027	Independence, MO 64055	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jan Pahleteg and Angie Clark Pahleteg F/K/A Angie Hamilton Clark, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McKenzie Gregory and Jason Gregory, 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. 48 on the Plan of Section Two, Banbury Crossing of record in Plat Book 9700, Page 605 through 609 inclusive, 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 Jan Pahleteg, an unmarried man by Warranty deed from Beau Michael Brinkley and Whitney Dawn Brinkley, husband and wife of record in Instrument No. 20161121-0122742 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 21, 2016.

Being the same property conveyed to Jan Pahleteg, an unmarried man and Angie Hamilton Clark, an unmarried woman, as joint tenants with the right of survivorship by Quitclaim deed from Jan Pahleteg, an unmarried man of record in Instrument No. 20161121-0122744 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 21, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (___) property known as 6505 Banbury Xing, Brentwood, TN 37027.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR ~~HANDS~~ EFFECTIVE AS OF 9th day of July, 2020:

Jan Pahleteg

Angie Clark Pahleteg

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Jan Pahleteg and Angie Clark Pahleteg F/K/A Angie Hamilton Clark, the within named Grantor(s), 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, at office, this the 9th day of July, 2020.

My Commission Expires:_____

_____
Notary Public

20201404R

FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
FS 117.05(13) — Effective January 1, 2020

State of Florida
County of Collier }

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 8th day of July, 2020, by
Date *Month* *Year*

Angie Clark Pahleteg
Name of Person Acknowledging



Susan Hettich
Signature of Notary Public — State of Florida

Susan Hettich
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: Drivers Lic.

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: Jan Pahleteg

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FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
FS 117.05(13) — Effective January 1, 2020

State of Florida
County of Collier }

The foregoing instrument was acknowledged before me by means of

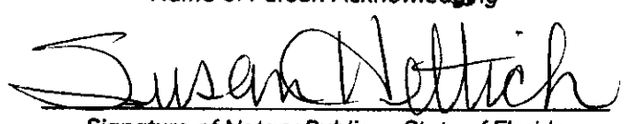
☒ Physical Presence,

— OR —

☐ Online Notarization,

this 8th day of July, 2020, by
Date *Month* *Year*

Jan Pahleteg
Name of Person Acknowledging


Signature of Notary Public — State of Florida

Susan Hettich
Name of Notary Typed, Printed or Stamped



☐ Personally known

☒ Produced Identification

Type of Identification Produced: Drivers Lic.

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: Angie Clark Pahleteg

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