Karen Johnson Davidson County
Batch# 915857 DEEDWARR
09/13/2022 10:25:19 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20220913-0102073

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2022. Notary Public My commission expires: 10/2/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew Michelotti and Carolyn Michelotti	**Andrew Michelotti and Carolyn Michelotti**	**064-03-0A-072.00-CO**
1821 Clinch Place	**1821 Clinch Place**	
Old Hickory, TN 37138	**Old Hickory, TN 37138**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jon Andrew Kurzynske and Rachel H. Kurzynske, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrew Justin Michelotti and Carolyn Michelotti, Husband and Wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of the Final Plat of Phase Twelve, Section Two, Brandywine Pointe, a Planned Unit Development, of record in Plat Book 9700, Page 15, corrected by Surveyor's Certificate of Correction in Book 9828, Page 823, and amended in Book 9988, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
Being the same property conveyed to Jon Andrew Kuzynske and Rachel H. Kurzynske, husband and wife by Warranty deed from Rodney Clark, an Unmarried Man, and Jeannine L. Clark, an Unmarried woman of record in Instrument No. 20160208-0011670 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 08, 2016.

This is improved property known as **1821 Clinch Place, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of September, 2022.

Jon Andrew Kurzynske

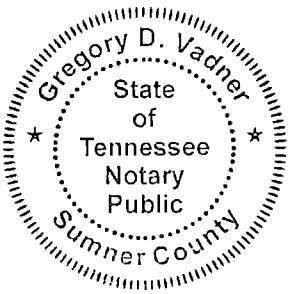
Rachel H. Kurzynske

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jon Andrew Kurzynske and Rachel H. Kurzynske, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of September, 2022.

Notary Public
My Commission Expires: 4-17-23



SolomonParks File No. 22-000972-526