WARRANTY DEED

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 5 Dec 26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Edward Michalko Margaret Jean Michalko	John Edward Michalko	182010A01400CO
(NAME)	(NAME)	
209 Sundown Drive	209 Sundown Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Danielle E. Patterson and Justin K. Patterson, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Edward Michalko and Margaret Jean Michalko, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Section One of Phase One Sunset Hills, as shown by plat of record in Instrument #20070607-0068102 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Danielle E. Patterson and Justin K. Patterson, wife and husband by deed from Blake R. Santschi and Grace E. Santschi, husband and wife, dated 4-10-19 of record in Instrument #201904150033861, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 209 Sundown Drive, Antioch, TN 37013
(House Number) (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.

Karen Johnson Davidson County
Batch# 935427 DEEDWARR
10/28/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221028-0116972

Witness our hands this 28th day of October, 2022.

Danielle E. Patterson

Justin K. Patterson

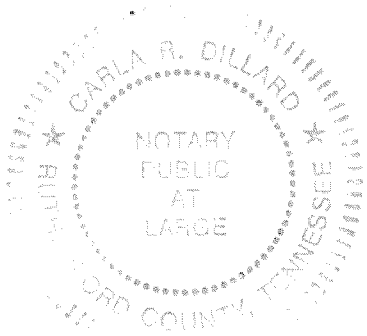
State of Tennessee
County of Rutherford

Personally appeared before me Danielle E. Patterson and Justin K. Patterson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2022.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2793



TRUE COPY CERTIFICATION

I, Tammy Shattuck, 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 October 28, 2022.

Tammy Shattuck

Tammy Shattuck

10/28/22

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 28th day of October, 2022.

Notary Public
My Commission Expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON