This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19675-MC

Karen Johnson Davidson County
Batch# 950170 DEEDWARR
12/12/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20221212-0128479

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2022.

Notary Public
My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Catherine T. Cooper 6356 Paddington Way Antioch, TN 37013	New owner	151-09-0A-072.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Michaels LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Catherine T. Cooper, an unmarried woman**, 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. 72 on the Plan of Long Hunter Chase, Phase 1, Section 1 of record in Book 7900, Page 829, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Michaels LLC by Trustee's Deed from Wilson and Associates, PLLC, Successor Trustee of record in Instrument No. 20220926-0106027, Register's Office for Davidson County, Tennessee, dated September 08, 2022 and recorded on September 26, 2022. Further being the same property conveyed to Karla C. Sanford and Samuel P. Sanford by Special Warranty Deed from the Secretary of Veterans Affairs of record in Instrument No. 20020701-0078866, Register's Office for Davidson County, Tennessee, dated September 08, 2022 and recorded on July 01, 2002 and re-recorded to add Map/Parcel on July 09, 2002 in Instrument No. 200207090082544, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **6356 Paddington Way, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023 and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 8th day of December, 2022.

GRANTOR:

The Michaels LLC, a Tennessee Limited Liability Company

By: _____
Hisham Michael, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hisham Michael, Member** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Member of The Michaels LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202212120128479

Certificate of Authenticity

I, Holly A. Mason, 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 December 8, 2022.

Affiant Signature

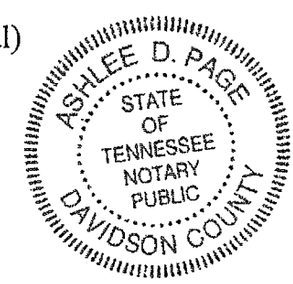
12/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of December, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026