398

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243694** Karen Johnson Davidson County Batch# 988953 DEEDWARR 04/05/2023 01:00 20 PM 2 pgs Fees: $13.00 Taxes $1,387 50 20230405-0024882	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My Commission Expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Micah McNair and Hali McNair 2569 Johnson Ridge Road Antioch TN 37013	Send Tax Bills To: CrossCountry Mortgage LLC 2160 Superior Avenue Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 149-06-0-160.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Albert Paul Pachucki, Jr. and Benjamin Edward Pachucki and Michael Pachucki, as the sole surviving heirs of Mary Louse Pachucki and Albert Paul Pachucki, Sr.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Micah McNair and Hali McNair, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 53, as shown on Plat of Oakwood Subdivision Phase 6, Section 2, according to Plan of record in Book 7900, page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALBERT PAUL PACHUCKI, SR. and MARY LOUISE PACHUCKI, BOTH BEING UNMARRIED, by deed from CENTEX REAL ESTATE CORPORATION, of record in Book 9510, Pate 519, dated October 28, 1994, and re-recorded in Book 9614, Page 398, said Register's Office.

ALBERT PAUL PACHUCKI SR. died intestate on or about April 23, 2021. Upon his death, his interest in the subject property passed to his only heirs at law, his sons, ALBERT PAUL PACHUCKI, JR., BENJAMIN PACHUCKI AND MICHAEL PACHUCKI.

MARY LOUISE PACHUCKI died intestate on or about November 25, 2022. Upon her death, her interest in the subject property passed to her only heirs at law, her sons, ALBERT PAUL PACHUCKI, JR., BENJAMIN PACHUCKI AND MICHAEL PACHUCKI.

ALBERT PAUL PACHUCKI SR. and MARY LOUISE PACHUCKI had another son, JOHN ANTHONY PACHUCKI, who predeceased his parents with no issue. For further reference, see Affidavit of Heirships of record as Instrument No. 20230405-0024876, Instrument No. 20230405-0024877, Instrument No. 20230405-0024878, Instrument No. 20230405-0024879, Instrument No. 20230405-0024880, Instrument No. 20230405-0024881, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 149-06-0-160.00.

Matters shown on the Plan of record in Plat Book 7900, page 626, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7981, Page 478 , Book 8038, Page 838, corrected in Book 8313, Page 17 , Book 9237, Page 1 and Book 10650, page 785 , said Register's Office.

Sanitary Sewer Easement of record in Book 6881, Page 320, said Register's Office.

Easement for Telephone Line of record in Book 1207, Page 529, said Register's Office.

Possible debts against the estate of Mary Louise Pachucki.

This is improved property located at 2569 Johnson Ridge Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular 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 30th day of March, 2023.

Albert Paul Pachucki, Jr.

Benjamin Edward Pachucki by Michael Pachucki, his Attorney-in-Fact

Michael Pachucki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Pachucki, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Benjamin Edward Pachucki and that he is authorized by Benjamin Edward Pachucki to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of March, 2023

Notary Public

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 22, 2025

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert Paul Pachucki, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2023

Notary Public

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 22, 2025

My Commission Expires: _____