Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-23-1104

NEW OWNER:
DAVID MICHEAL
1104 ELKADER COURT SOUTH
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0321

Map & Parcel No.: 15003037200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 993224 DEEDWARR
04/18/2023 03 07 01 PM 3 pgs
Fees $18 00 Taxes $1,572 50

20230418-0028568

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty-Five Thousand and 00/100 Dollars ($425,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRUCE K. WARE, TRUSTEE OF THE WARE LIVING TRUST U/A/D APRIL 14, 2004,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID MICHEAL and LAUREN (KATHERINE) MICHEAL, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 426, Plan of Section Nine, "The Country", as shown on plat of the same of record in Plat Book 6900, Pages 285 and 286, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to THE WARE LIVING TRUST, by Quitclaim Deed from Bruce K. Ware and wife, Mary Jane Ware, dated April 14, 2004, and of record in Instrument No. 20040420-0044602, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 1104 ELKADER COURT SOUTH, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Pages 285 and 286, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed

WITNESS OUR SIGNATURE hereto this 14th day of April, 2023.

THE WARE LIVING TRUST U/A/D APRIL 14, 2004

By: Bruce K Ware

Bruce K. Ware, Trustee

STATE OF OHIO

COUNTY OF DELAWARE

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRUCE K. WARE, TRUSTEE OF THE WARE LIVING TRUST U/A/D APRIL 14, 2004**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2023.

Mary Elizabeth Goldberg

NOTARY PUBLIC

My commission expires: 11/30/2027



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The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Bruce K. Ware
AFFIANT

Sworn to and subscribed to before me this 14th day of April, 2023.

Mary Elizabeth Goldberg
NOTARY PUBLIC

My commission expires: 11/30/2027

