Karen Johnson Davidson County
Batch# 997867 DEEDWARR
05/01/2023 10:07:30 AM 6 pgs
Fees: $33.00 Taxes: $851.00
20230501-0031830

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Michael Koresdoski and Lauren Koresdoski, 1152 Dawnwood Dr, Old Hickory, TN 37138

Order Number: 73066505-8533824

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **WENDE RENEE EATHERLY f/k/a WENDE ROGERS**, an unmarried woman and **HOWARD ROGERS**, an unmarried man for Two Hundred Thirty Thousand and No/100 Dollars ($230,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **MICHAEL KORESDOSKI** and **LAUREN KORESDOSKI**, husband and wife, as tenants by the entireties, whose address is 1152 Dawnwood Dr, Old Hickory, TN 37138, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING LOT NO. 285 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) OF RECORD IN PLAT BOOK 6900, PAGES 550, 551 AND 552 AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGES 445 AND BY AN AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, AND ALL RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCL 73066505 WD101 01 01 05

County Parcel number: 063 16 0B 203.00
Street address of property: 1152 Dawnwood Dr, Old Hickory, TN 37138
Prior Instrument Reference by which Grantor(s) acquired title: Instrument/Case No. 20161213-0130270 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Michael Koresdoski and Lauren Koresdoski, 1152 Dawnwood Dr, Old Hickory, TN 37138

new owner

[THIS SPACE INTENTIONALLY LEFT BLANK.]



PCL 73066505 WD101 01 02 05

Signed this 26th day of April, 2023.

Signature of Grantor (1 of 2):

Wende Renee Eatherly FKA Wende Rogers

Wende Renee Eatherly
f/k/a Wende Rogers

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26th day of April, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Wende Renee Eatherly f/k/a Wende Rogers**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public 11-6-2023

MY COMMISSION EXPIRES 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 73066505 WD101 01 03 05

202305010031830

Signed this 26th day of April, 2023.

Signature of Grantor (2 of 2):

Howard Rogers

Howard Rogers

STATE OF Tennessee, COUNTY OF Sumner, SS:

BE IT REMEMBERED That on this 26th day of April, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Howard Rogers**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year ~~last~~ aforesaid.

Notary Public

My commission Expires: 10/21/2024

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

PCL 73066505 WD101 01 04 05

202305010031830

Property Address: 1152 Dawnwood Dr, Old Hickory, TN 37138
Tax Parcel: 063 16 0B 203.00

Oath of Consideration

I or we, Michael Koresdoski and Lauren Koresdoski, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 26th day of April, 2023.

Signatures of Affiant(s):

Michael Koresdoski

Lauren Koresdoski

Sworn and subscribed before me this 26th day of April, 2023

Notary Public

My Commission Expires: 10/21/2024

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

PCL 73066505 WD101 01 05 05

Tennessee Certification of Electronic Document

I, Sam Rider, 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 4/26/2023 (date of document).

Affiant Signature

May 1, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE