Karen Johnson Davidson County
Batch# 1292507 DEEDWARR
07/01/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,340.88
20250701-0052003

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~ Sumner**

The actual consideration or value whichever is greater, for this transfer is **$362,400.00**

Subscribed and sworn to before me this 30th day of June, 2025.

Jennifer Russell
**Affiant**

**Notary Public**
My Commission Expires: 10/24/2028

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Andrew Loosle**<br>**8244 Persia Way**<br>**Nashville, TN 37211** | **CornerStone State Bank**<br>**415 North Main Street**<br>**Le Sueur, MN 56058** | **172-12-0D-472.00-CO** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **John Edward Michalko and Margaret J. Michalko, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Andrew R. Loosle, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot No. 518 on the Plan of Final Plat of The Town Center Homes of Lenox Village, Section Three of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to John Michalko, aka John E. Michalko by Warranty Deed from William S. Jenner of record in Instrument No. 20210803-0104251 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on August 03, 2021.**

**The said Margaret J. Michalko joins in this conveyance to convey any and all marital interest she may have in the property.**

**This is improved property known as: 8244 Persia Way, Nashville, TN 37211**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 30th day of June, 2025.

**John Edward Michalko**

**Margaret J. Michalko**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **John Edward Michalko and Margaret J. Michalko,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 30th day of June, 2025.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 6/30/2025 (date of document).

Jennifer Russell
Affiant Signature

6/30/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of June 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

