Karen Johnson Davidson County
Batch# 1476426 DEEDWARR
09/22/2026 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20260922-0087959

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $185,000.00.

Affiant

Subscribed and sworn before me this the 14th day of September, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John E. Michalko 3402 Shakerville Ct. Antioch, TN 37013	New Owner	150-03-0 153.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA RUTH GARGAN AND LEE ANDREW WHITE F/K/A DEBORAH LEE WHITE AND ESTATE OF LEONA M. WALKER**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOHN E. MICHALKO AND TIFFANY ROSE MICHALKO, TENANT IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52-A on the Plan of Chelsea of Priest Lake, Section One-B, Zone Lot Division of Lots 48 Thru 52, as shown on plat of record in Plat Book 6250, Page 263, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leona M. Walker, by Special Warranty Deed from Prudential Relocation, Inc., dated 3/27/2006 and recorded 5/5/2006 in Instrument No. 20060505-0052825, in the Register's Office of Davidson County, Tennessee.

The said Leona M. Walker having since died testate on May 7, 2026 with her Estate being probated under Case No. 26P-1275 in the Probate Court for Davidson County, Tennessee. By her Last Will and Tesatment she devised her residuary estate to Pamela Ruth Gargan and Deborah Lee White (now known as Lee Andrew White). The said Pamela Ruth Gargan and Lee Andrew White were appointed as Co-Executors of the Estate of Leona M. Walker.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3402 Shakerville Ct., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 14th day of September, 2026.

Pamela Ruth Gargan

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Ruth Gargan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2026.

My commission expires: NOV 13, 2026

Notary Public

MICHELE I MICHALEC
NOTARY PUBLIC
My Comm. Expires
Nov 13, 2026
FORSYTH COUNTY
STATE OF GEORGIA

Lee Andrew White

Lee Andrew White

STATE OF TENNESSEE
COUNTY OF Giles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lee Andrew White, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2026.

My commission expires: 12/19/26

Sharon Reid

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/14/26 (date of document).

Affiant Signature

9/14/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

