This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 345869 DEEDWARR
01/21/2020 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200121-0007358

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ROBERT J. PANAS, Trustee ASHLEY B. PANAS, Trustee PANAS REVOCABLE LIVING TRUST dated January 16, 2020 318 51st Avenue N. Nashville, Tennessee 37209	SAME	091 15 0 210 00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 16th day of January, 2020.

Notary Public

My Commission Expires:

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ROBERT J. PANAS and wife, ASHLEY B. PANAS, who is one and the same as ASHLEY R. BROWN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ROBERT J. PANAS and ASHLEY B. PANAS, TRUSTEES of the PANAS REVOCABLE LIVING TRUST, dated January 16, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are 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 ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, 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 OUR HANDS this 16th day of January, 2020.

By: _____
ROBERT J. PANAS

_____
ASHLEY B. PANAS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. PANAS and ASHLEY B. PANAS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of January, 2020.

_____
NOTARY PUBLIC

My Commission Expires:

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 150 feet of the westerly half of Block No. 9 on the Realty Savings Bank & Trust Company's Revised Plan of the west extension of Charlotte Park Company's First Addition, as of record in Book 421, pae 18, Register's Office for Davidson County, Tennessee.

Said part of Block No. 9 fronts 50 feet on the easterly side of 51st Avenue N, formerly 10th Street, and runs back between parallel lines, with the southerly margin of an alley, 160 feet to a dead line.

Being the same property conveyed to ASHLEY R. BROWN and ROBERT J. PANAS, wife and husband, by Warranty Deed of record from Edward Penn and wife, Diana Penn, with Instrument Number 20170906-0091524, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record Book 421, page 18, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed

This is improved property known as 318 51st Avenue N., Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).