This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-20-6793

Karen Johnson Davidson County
Batch# 416213 DEEDWARR
06/16/2020 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20200616-0062146

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $509,900.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 5th day of June, 2020.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsay Panah and Stephen Panah 5503 Tennessee Avenue, Unit B Nashville, TN 37209	Royal United Mortgage LLC 7999 Knue Road Indianapolis, IN 46250	091-06-0-462.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Aimee Michelle Rodgers fka Aimee Michelle Wathen and Lukas Anthony Rodgers, wife and husband** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lindsay Panah and Stephen Panah, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1408, Block 201, Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, of the said Register' s Office. Said Lot adjoins and fronts together 50 feet on the Southerly side of Tennessee Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aimee Michelle Wathen, an unmarried woman by Warranty deed from Potter Brothers Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180612-0056340 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 12, 2018.

Aimee Michelle Rodgers and Aimee Michelle Wathen is one and the same person

Lukas Anthony Rodgers joins in the execution of this instrument to convey any and all martial rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **5503 Tennessee Avenue, Unit B, Nashville, TN 37209**.

This conveyance is made subject to 1) Property taxes for the year 2020 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2020

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GRANTOR:

Aimee Michelle Rodgers

Aimee Michelle Rodgers

Lukas Anthony Rodgers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aimee Michelle Rodgers and Lukas Anthony Rodgers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5-2-22

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM