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

Returned
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 10th day of September, 2020.

Notary Public
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 476264 DEEDWARR
09/15/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200915-0105410

WARRANTY DEED

Address of New Owner:
Casey Jonathan Panzer
1404 Calvin Ave
Nashville, TN 37206

Send Tax Bill to:
New Owner

Tax Information:
083-05-0 424.00

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, JEFF JONES, TRUSTEE OF THE 1404 CALVIN AVENUE TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASEY JONATHAN PANZER, AN UNMARRIED MAN, AND DENNIS L. PANZER, A MARRIED MAN, 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. 3 of Block "B" on the Map of a Subdivision of part of the Hollins Home Place, as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Jones, Trustee of the 1404 Calvin Avenue Trust, by deed from Nicole Williams now known as Nicole Strain, married, dated 02/16/2017, of record in Instrument No. 20170217-0016444, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1404 Calvin Ave, Nashville, TN 37206.

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 10 day of September, 2020.

1404 Calvin Avenue Trust

Jeff Jones, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the TRUSTEE of the within named bargainor, 1404 Calvin Avenue Trust, and that HE, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the 1404 Calvin Avenue Trust by the said Jeff Jones as such TRUSTEE.

Witness my hand and official seal this 10 day of September, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

