Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 481829 DEEDWARR
09/24/2020 09:35:45 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200924-0109687

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23 day of September, 2020 by and between Stephen W. Byers, hereinafter referred to as GRANTOR, and Pandelephant, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, on the plan of Cedar Place Condominiums as of record in Book 6200, page 4, said Register's Office, to which reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Stephen W. Byers, by Warranty Deed, from Arlene S. Samowich, a single person, dated June 29, 1987, recorded July 1, 1987, of record in Book 7283, page 830, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1709 Cedar Lane (Tax Address) a/k/a1707B Cedar Lane (Mailing Address), Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Stephen W. Byers

Stephen W. Byers

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Stephen W. Byers, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23 day of September, 2020.

Notary Public

My Commission Expires:

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Pandelephant, LLC
1715 Cedar Ln
Nashville, TN 37212

Send Tax Statements to:
New Owner

Map & Parcel: 117 04 0 A 002.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Tennessee

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $290,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Stephen M. Byers
Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of September, 2020.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

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20-1-685