This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11902-AP

Karen Johnson Davidson County
Batch# 634008 **DEEDWARR**
05/12/2021 09:37:40 AM 2 pgs
Fees: $13.00 Taxes: $1,191.40

20210512-0063806

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $822,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2021.

Notary Public
My Commission Expires: 3-3-2025

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
ROBERT J. NOTESTINE III
MY COMM. EXPIRES 03/03/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Terrance E Severson Living Trust 1077 E Trinty Lane, #301 Nashville, TN 37216	Terrence E Severson Living Trust 1077 E Trinity Lane #301 Nashville, TN 37216	092-06-3N-014-00

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, **Pannell-Sellers LLC, a Mississippi Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Terrance E Severson, Trustee of The Terrance E Severson Living Trust**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66- 27—201, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument Number 20181029-0107022, amended at Instrument No, 20181206-0119180 and 20181211-0120659, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Pannell-Sellers, LLC, a Mississippi limited liability company by Quitclaim Deed from Rhonda Sellers, unmarried, dated December 4, 2019, recoded December 17, 2019, of record in Instrument No. 20191217-0129954, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1077 East Trinity Lane, 301, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 May, 2021

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GRANTOR:

Pannell-Sellers LLC,
a Mississippi Limited Liability Company

By: Pannell Property Management, LLC
It's Member

By: Rhonda Pannell Sellers
Rhonda Pannell Sellers, Manager

STATE OF MS
COUNTY OF Pontotoc

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rhonda Pannell Sellers, 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 she is the manager of Pannell Property Management, LLC,, the member of Pannell-Sellers LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2021.

Alisha N. Galloway
Notary Public
My Commission expires: 11-4-22

