WARRANTY DEED

Karen Johnson Davidson County
Batch# 693636 DEEDWARR
08/10/2021 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20210810-0107274

Y-VRES-21-5021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rhonda Renee Pannell and Steve E. Pannell	Owners at property address	
(NAME)	(NAME)	**171-03-0A-005.00-CO**
5021 Fredericksburg Way East		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM E. MEYER AND WIFE, MARIA HADJIFRANGISKOU,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHONDA RENEE PANNELL AND STEVE E. PANNELL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 133 on the Plan of Section 1A, Fredericksburg R-20 Residential P.U.D of record in Plat Book 7900, Page 529, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam E. Meyer and wife, Maria Hadjifrangiskou by Warranty deed from John M. Fulford and wife, Tina Ann Fulford of record in Instrument No. 20140224-0015372 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 24, 2014.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 529, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 65 as amended in Book 9500 Page 393, Book 9860, Page 840, Book 10453, Page 931 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.
- Charter for Fredericksburg Homeowner's Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 45, as amended in Book 10694, Page 539, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plat of Fredericksburg of record in Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
- Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, Page 538 and Plat Book 7900 Page 807, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Comcast of Nashville I, LLC of record as Instrument No. 20131021-0109635, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5021 Fredericksburg Way East, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 30th DAY OF JULY, 2021.

Adam E. Meyer

Maria Hadjifrangiskou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM E. MEYER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

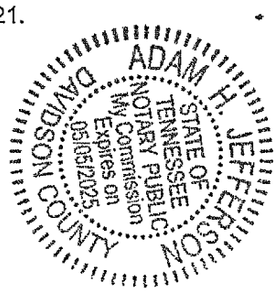


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA HADJIFRANGISKOU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/30/21.

Holly A

Affiant Signature

7/30/21

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of August, 2021.

Ashlee Page

Notary's Signature (Notary Seal)

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY