THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-31010	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **295,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2021. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
RETURN TO: **PREMIER ESCROW, LLC** **4301 HILLSBORO PIKE, STE 300** **NASHVILLE, TN 37215**	

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Panglossian, LLC	Panglossian, LLC	MAP 142-05-0B-0
1474 A - West 84 St	1474 A - West 84 St	PARCEL 71.00-CO
Hialeah, FL 33014	Hialeah, FL 33014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dana R. Johnson, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Panglossian, LLC, a Florida Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. L-308, together with the carport designated No. L-308-C Section Three, River Plantation, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road Davidson County, Tennessee, as shown on the plat of River Plantation Condominium Apartments, recorded in Plat Book 4675, page 75, 76, and 77 amended in Plat Book 4675, page 103, 104, and 105, said Register's Office for said county, to which reference is here made.

Being the same property conveyed to Dana R. Johnson, a single person ,by Warranty deed from Kenneth Hamilton, Rick Hamilton, Rachel Hamilton Cowen, Mary Hamilton Allbee, Ruth Hamilton Johnson, Bertie Hamilton DeWane and Martha Hamilton Malloch, being all the Heirs-at-Law of Stella Elizabeth Hamilton, of record in Instrument No. 20131017-0108594 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 17, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8300 Sawyer Brown Road L-308, Nashville, TN 37221.**

Karen Johnson Davidson County
Batch# 729147 **DEEDWARR**
10/04/2021 08:57:04 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20211004-0132760

BOX 10-A

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, its successors, heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 1st day of October, 2021.

Dana R. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dana R. Johnson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of October, 2021.

My Commission expires: 1-8-24

Notary Public

