Karen Johnson Davidson County
Batch# 767644 DEEDWARR
12/03/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20211203-0161034

WARRANTY DEED

File No. TR-21-1457

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Chelsea McMasters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/17/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Dodson, Trustee of The Robert B. Dodson Living Trust dated January 10, 2018	New Owner	
(NAME)	(NAME)	
4341 Bernard Road		029-00-0-046.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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/we, **Zak Pantaleo, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert B. Dodson, Trustee of The Robert B. Dodson Living Trust dated January 10, 2018**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 7 on the Map of Lands of Henry Floto Estate of record in Plat Book 421, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point at the Northeast corner of the property conveyed to William Minto Parish, and wife, by deed from John R. Rottero, Jr., and wife, of record in Book 1404, Page 232, said Register's Office; said point being in the Western boundary line of the Sam Arlington's property; thence with Same Arlington's Western boundary line, North 35 degrees West 18 feet and North 8 minutes west 775.5 feet thence North 25 minutes West 742.5 feet; thence North 56 degrees West 72.5 feet to a Marrowbone Lake; thence with same, South 60 degrees West 206 feet to the Eastern boundary line of the J.E. Proctor property; thence with same, South 5 degrees East 1050; thence South 75 degrees 30 minutes East 156 feet to a pin; thence South 25 degrees East 186 feet; thence South 55 degrees 55 minutes East 312 feet; thence North 62 degrees 30 minutes East 100 feet to the beginning, containing 13.41 acres, more or less.

Being the same property conveyed to Zak Pantaleo, a single man by Warranty deed from Jeremy Thompson of record in Instrument No. 20190611-0056060 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 11, 2019.

This is property more commonly known as 4341 Bernard Road, Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 23 day of November, 2021.

Zak Pantaleo

STATE OF Idaho
COUNTY OF Ada

On this 23 day of November, 2021, before me personally appeared Zak Pantaleo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of November, 2021.

Notary Signature
My commission expires:

Commission Expires: 05/31/2023
Residing In: Boise, Idaho

MICHELLE TURNER
COMMISSION #44409
NOTARY PUBLIC
STATE OF IDAHO

Tennessee Certification of Electronic Document

I, Chasity Petty, 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 11/23/2021 (date of document).

Chasity Petty
Affiant Signature

11/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022