RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10108-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 912431 DEEDWARR
09/02/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,527.18
20220902-0099410

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,750.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of Sept., 2022

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM NOTARY PUBLIC STATE OF TENNESSEE QUARTET OF DICKSON COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David & Monica Verinder 580 Chipping Ln Longboat Key, FL 34228	Same address as new owner	142-08-0A-056-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWELVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars ($412,750.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD A. SPEITEL AND SAMUEL L. PANTER, TRUSTEES OF PANTER SPEITEL LIVING TRUST DATED DECEMBER 30, 2020**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID C. VERINDER, JR. AND WIFE, MONICA M. VERINDER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Condominium Town Home in Davidson County, Tennessee, being Town House No. 56 of the Plan of Phase II, Coronada Town Home Condominiums of record in Plat Book 4955, Page 110, Register's Office for Davidson County, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Richard A. Speitel and Samuel L. Panter, Trustees of the Panter Speitel Living Trust dated December 30, 2020 from Richard Alan Speitel and Samuel Lynn Panter, by Quitclaim Deed dated 12/30/2020 and recorded 01/15/2021 in Instrument No. 20210115-0007273, Register's Office of said County.

Being the same property conveyed to Richard Alan Speitel and Samuel Lynn Panter from David R. Webb and Laura L. Webb, husband, and wife, by Warranty Deed dated 12/26/2018 and recorded 12/27/2018 in Instrument No. 20181227-0125466, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 209 Pebble Brook, Nashville, TN 37221

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of September, 2022

GRANTOR(S)

Panter Speitel Living Trust dated December 30, 2020

By: Richard A. Speitel TRUSTEE
Richard A. Speitel, Trustee

By: Samuel L. Panter, Trustee
Samuel L. Panter, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Richard A. Speitel and Samuel L. Panter, Trustees of Panter Speitel Living Trust dated December 30, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as said Trustees of the Panter Speitel Living Trust dated December 30, 2020, on behalf of the Panter Speitel Living Trust dated December 30, 2020.

WITNESS my hand and seal, this the 1 day of Sept, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/1/22 (date of document).

Jennifer L. Pennell

9/2/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of September, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

