BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1011696 DEEDWARR
06/06/2023 10 10 52 AM 2 pgs
Fees: $13 00 Taxes: $2,993.30

20230606-0042788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $809,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES: 5-2-25

(AFFIX SEAL)

MICHELLE OSBORNE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
Commission Expires 5-2-25

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas Panozzo,Jr, and Myra Panozzo	Same as new owner	
(NAME) 1212 Laurel St. Apt 1203	(NAME)	093-09-0C-120 00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, WE, **ROBERT JOHN ELY REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS PANOZZO, JR. AND MYRA PANOZZO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 1203 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision on of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq; of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718- 0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Robert J. Ely, a single man by Special Warranty deed from Laurel Property, LLC, a Delaware Limited Liability Company of record in Instrument No. 20151022-0107758 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 22, 2015.

Being the same property conveyed to Robert John Ely, Trustee of the Robert John Ely Revocable Living Trust by Quitclaim deed from Robert J. Ely of record in Instrument No. 20190115-0004002 Register's Office for Davidson County, Tennessee, dated January 02, 2019 and recorded on January 15, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1212 Laurel St Apt. 1203, Nashville, TN 37203
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 31st day of May, 2023

ROBERT JOHN ELY REVOCABLE LIVING TRUST

BY Kim Bennett, Trustee

KIM BENNETT, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kim Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Trustee of The Robert John Ely Revocable Living Trust, and that she as such Trustee of The Robert John Ely Revocable Living Trust, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Trustee of The Robert John Ely Revocable Living Trust

Witness my hand and official seal this 31st day of May, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

Notary Public