This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20888-MC

Karen Johnson Davidson County
Batch# 1014017 DEEDWARR
06/12/2023 02 27 26 PM 2 pgs
Fees $13 00 Taxes $2,689.90

20230612-0044645

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $727,000.00.

Margaret Smith
Affiant

Subscribed and sworn to before me, this the 7th day of June, 2023.

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

S. Denise Woods
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anne Douglas Dingess 5503 B Tennessee Avenue Nashville, TN 37209	Pinnacle Bank 150 3rd Ave S, suite 1000 Nashville, TN 37201	091 06 0 462.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stephen T. Panah and Lindsay G. Panah, Trustees of The Panah Family Trust, dated October 12, 2022**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anne Douglas Dingess, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 1408, Block 201, Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, of the said Register's Office.

Being the same property conveyed to Stephen T. Panah and Lindsay G. Panah, as Trustees of the Panah Family Trust, dated October 12, 2022, by Quitclaim Deed from Lindsay Panah and Stephen Panah, wife and husband, of record in Instrument No. 20221020-0114289, in the Register's Office of Davidson County, Tennessee, dated October 12, 2022 and recorded on October 20, 2022. Further being the same property conveyed to Lindsay Panah and Stephen Panah, wife and husband, by Warranty Deed from Aimee Michelle Rodgers fka Aimee Michelle Wathen and Lukas Anthony Rodgers, wife and husband, of record in Instrument No. 20200616-0062146, in the Register's Office of Davidson County, Tennessee, dated June 05, 2020 and recorded on June 16, 2020.

This is ☒ improved or ☐ unimproved property located at: **5503 B Tennessee Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2023

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GRANTOR:

The Panah Family Trust, dated October 12, 2022

By: _____
Stephen T. Panah, Trustee

By: _____
Lindsay G. Panah, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Stephen T. Panah, Trustee and Lindsay G. Panah, Trustee** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the **Trustees of The Panah Family Trust, dated October 12, 2022,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 7th day of June, 2023.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024