Karen Johnson Davidson County
Batch# 1067061 DEEDWARR
11/01/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231101-0085444

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST** OF **OCTOBER, 2023.**

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DARRELL PANNELL	**CASTLE & COOKE MORTGAGE, LLC**	**052-13-0B-226.00 CO**
(NAME) **2548 SONAR STREET**	(NAME) **13751 S. WADSWORTH PARK DRIVE, SUITE 101**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **DRAPER, UT 84020**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARRELL PANNELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 33 (erroneously referenced as Lot 3333 on prior instrument), on the Plan of Condominium Plat, Revision One, River Glen, Planned Unit Development, Phase 5, Section 1, of record in Instrument No. 20011207-0135344, and Master Deed of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rare Earth Properties, a Tennessee General Partnership, from Samuel R. Sanders and wife, Martha H. Sanders, by deed dated April 20, 2015, of record in Instrument No. 20150420-0035019, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20011207-0135344; Master Deed for River Glen of record in Book 7566, page 571 and amended in Instrument No. 20030425-0055851, Instrument No. 20030425-0055853, Instrument No. 20030506-0060411, Instrument No. 20030506-0060413, Instrument No. 20030508-0061769, Instrument No. 20030515-0066784, Instrument No. 20030522-0069839, Instrument No. 20030701-0090670, Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301; Assessments set out in Master Deed for River Glen of record in Book 7566, page 571; Easements set out in Master Deed for River Glen of record in Book 7566, page 571; Easement(s) of record in Book 7296, page 484 and Book 11030, page 731; Storm Water Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2548 SONAR STREET, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of l[illegible]ith the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their hei[illegible]l assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and p[illegible]ssed of said land in fee simple, have a good right to convey it and the same is unencumbered; and w[illegible]o further covenant and bind ourselves, our heirs and representatives, to warrant and forever defen[illegible] 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 our hands this 6th day of October, 2023.

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Sheila F. Tidwell, Partner

By: Connie M. Williams, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sheila F. Tidwell and Connie M. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership and that they as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties,** by themselves as such partners.

Witness my hand and official seal at office this 6th day of October, 2023.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/31/23 (date of document).

Affiant Signature

10/31/23
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 31st day of October, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL