ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Casey Jonathan Panzer 1404 Calvin Avenue Nashville, TN 37206	083-05-0 424.00	Same as New Owner
This instrument prepared by: Barna, Guzy & Steffen, Ltd. (TR 200 Coon Rapids Blvd. NW, Suite 400, Coon Rapids, MN 554		

Karen Johnson
Batch # 1172024
08/19/2024 01:10:33 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240819-0063486

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dennis L. Panzer and Beverly D. Panzer, married to each other (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to Casey Jonathan Panzer, a single individual (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "B" on the Map of a Subdivision of part of the Hollins Home Place, as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Casey Jonathan Panzer and Dennis L. Panzer, by deed from Jeff Jones, Trustee of the 1404 Calvin Avenue Trust, dated September 10, 2020, of record in Instrument No. 20200915-0105410, Register's Office for said County.

(the "**Property**").

Subject to all Easements and Restrictions of record.

This is improved property located at 1404 Calvin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF ~~MINNESOTA~~ Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 19 day of ~~July,~~ August 2024.

Notary Public
My Commission Expires: 7/6/26

LUENA MYSJA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed this 11 day of July, 2024.

GRANTOR:

DENNIS L. PANZER

BEVERLY D. PANZER

STATE OF MINNESOTA)
COUNTY OF Otter Tail)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Dennis L. Panzer and Beverly D. Panzer, married to one another, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), each of whom executed the foregoing instrument for the purposes therein contained, by signing their names above.

WITNESS my hand and seal at office in Otter Tail County, Minnesota, this the 11 day of July, 2024.

Brianna Marie Seper
Notary Public
Minnesota
My Commission Expires: January 31, 2025

Notary Public

My Commission Expires: 01/31/2025