Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1255360
04/02/2025 10 47 16 AM
Fees $13 00 Taxes $1,517 00

Davidson County
DEEDWARR
2 pgs

20250402-0024982

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

File No DH-25-9083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kohler Constantine Panza and Justin Michael Panza	NEW OWNER	
(NAME)	(NAME)	
252 Nunley Drive		133-07-0-287 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kohler Constantine Panza and Justin Michael Panza, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land is Davidson County, Tennessee, being Lot No. 116 on the plan of Valley View Meadows, Section Three, of record in Book 3700, Page 93, Register's Office for said County,

Said Lot No. 116 fronts 48.0 feet on the Northerly margin of the cul-de-sac of Nunley Drive and extends back 104.14 feet on the Easterly line and 261.66 feet on the westerly line to a broken line in the rear, measuring 324.02 feet thereon.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lori Orchid Sloan of record in Instrument No. 20220512-0054312, Register's Office for Davidson County, Tennessee, dated May 03, 2022 and recorded on May 12, 2022.

This is property more commonly known as 252 Nunley Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 31st day of March, 2025.

Memphis Investment Properties III LLC, a
Tennessee Limited Liability Company

By:_____
Mark Hart, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Mark Hart, Authorized Member of Memphis Investment Properties III, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Memphis Investment Properties III, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Hart, Authorized Member of Memphis Investment Properties III LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in FRANKLIN, TN, this 31st day of March, 2025.

_____
Notary Signature

My commission expires:_____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028