PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch # 1316858 DEEDWARR
09/02/2025 09 55 34 AM 2 pgs
Fees $13 00 Taxes $3,700 00

20250902-0069829

Warranty Deed

ANITA L. PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me, this the 26th day of August, 2025. Notary Public My commission expires: 4/26/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Pamela Burke Pane Anthony Pane	Primis Mortgage	061-07-0-119.00
1000 Broadmoor Dr.	5535 Currituck Dr. Suite 120	
Nashville, TN 37216	Wilmington, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREENWOOD BAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA BURKE PANE AND ANTHONY PANE, SPOUSES MARRIED TO EACH OTHER**, 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. 14 of Block "D" on the Plan of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathryn A. Fey, an unmarried woman by Warranty Deed from Avery John Anderson, a married man of record in Instrument No. 20170823-0086404 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 23, 2017.

Being the same property conveyed to Greenwood Bam, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kathryn A. Fey, a married woman of record in Instrument No. 20240402-0023064 Register's Office for Davidson County, Tennessee, dated March 29, 2024 and recorded on April 02, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1000 Broadmoor Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of August, 2025.

Greenwood BAM, LLC, a Tennessee Limited Liability Company

By: _____
Peter Matteson, Member

By: _____
Derrick Royer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Matteson and Derrick Royer, 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 Members of Greenwood BAM, LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2025

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY