Karen Johnson Davidson County
Batch# 1342291 DEEDQC
11/05/2025 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251105-0088282

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Doria Panvini Affiant Subscribed and sworn to before me, this 28th day of October, 2025. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Doria Panvini, Trustee 200 Stokesboro Court Nashville, TN 37215	SAME	117 07 0G 006.00 084 12 0 103.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Doria Panvini**, hereinafter called the Grantor,

for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Doria Panvini, Trustee of the Doria Panvini Living Trust, established by the Revocable Trust Agreement of Doria Panvini dated October 28, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28th day of October, 2025.

Doria Panvini

Doria Panvini

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doria Panvini, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of October, 2025.

My Commission Expires: _____

Alexis M. Ball

Notary Public

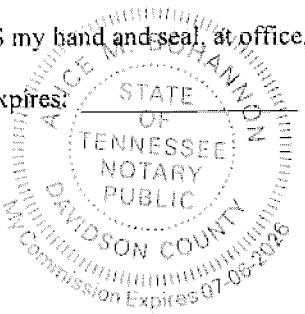


EXHIBIT A
Legal Description

Tract 1 - 117 07 0G 006.00

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Stokesboro Court, a planned unit development, as of record at Book 6200, page 582, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Robert S. Panvini and wife, Doria Panvini, by deed from Edward I. Fogler and wife, Robin L. Fogler, of record in Book 9032, Page 838, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2025 property taxes, which have been prorated this-date. and the grantees assume in full, and to the Declarations of Covenants, Conditions and Restrictions as of record at book 7171, page 148, and the By-Laws thereto, to the Charter of Stokesboro Court Homeowner's Association as of record at Book 7175, page 264, and to the limitations on the said plan at Book 6200, page 582, all recording references to said Register's Office.

Robert S. Panvini is deceased, having died on December 9, 2004.

This is improved property known as 200 Stokesboro Court, Nashville, TN 37215.

Tract 2 - 084 12 0 103.00

Land lying Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 25 on the Map on Lincoya Hills, of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the westerly side of Freno Lane and runs back between lines 226.2 feet on the south line and 249.5 feet on the north line, which is a broken line, to a dead line in the rear, measuring 40 feet thereon.

Being the same property conveyed to Robert S. Panvini and wife, Doria Panvini and Christopher A. Panvini, a single person, by deed from Gloria B. Keel, a widow, of record in Book 10143, Page 817 in the Register's Office for Davidson County, Tennessee.

Robert S. Panvini is deceased, having died on December 9, 2004. Christopher A. Panvini is deceased, having died on February 29, 2024.

See Affidavit of Heirship of record in Instrument No. 20251105-0088147, said Register's Office.

This is improved property known as 3205 Freno Lane, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian 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 October 28, 2025.

11/05/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of November, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

