RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210800283

Karen Johnson Davidson County
Batch# 710425 DEEDWARR
09/07/2021 10:07:07 AM 2 pgs
Fees: $13.00 Taxes: $503.20

20210907-0119372

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 9, 2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arez Penjweeni	**Arez Penjweeni**	
370 Wallace Rd, G10	**5048 Chadfield Way**	**147-03-0B-021.00 CO**
Nashville, TN 37211	**Antioch, TN 37013**	

FOR AND IN 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, WE,

Cindy L. Dominicus and Rene H. Lopez, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arez Penjweeni, single and Aftaw Penjweeni, married, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. G-10 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, Page 502, as amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in the Exhibit A-2 of said Master Deed for a more complete description of said Unit.

BEING the same property conveyed to Cindy L. Dominicus, a single person and Rene H. Lopez, a single person, by Special Warranty Deed from Wachovia Bank, NA, a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2, dated 3/7/2006 and recorded 4/20/2006 in Instrument No. 20060420-0045298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **370 Wallace Rd, G10, Nashville, TN 37211**
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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-BITH-21370

Witness our hands this 31st day of August, 2021.

Cindy L. Dominicus

Cindy L. Dominicus

Rene H. Lopez

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy L. Dominicus and Rene H. Lopez the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 31st day of August, 2021.

Commission Expires: 4.15.25

Patricia L Hurt
Notary Public

PATRICIA L. HURT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY