Karen Johnson Davidson County
Batch# 755476 DEEDWARR
11/16/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,398.60
20211116-0152293

Name and Address of New Owner:
Roumani Henin
5589 Dory Drive
Nashville, TN 37013

Send Tax Bills To: Pinnacle Bank
150 3rd Ave S #1000 Nashville, TN 37201

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 151 090B 12800CO

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged **Chevon Heath, nka Chevon Pegues, and Dwayne Pegues, married** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roumani Henin and Mary Nabil Sadek Gendy, husband and wife** , "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 140 ON THE PLAN OFF LAKESIDE COVE AT PERCY PRIEST, PHASE 2, OF RECORD IN INSTRUMENT NO. 20051102-0132676, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHEVON HEATH*, AN UNMARRIED WOMAN, AND DWAYNE PEGUES, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED ON DECEMBER 22, 2006, OF RECORD IN INSTRUMENT NO. 20061222-0158199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

*CHEVON HEATH IS NOW KNOWN AS CHEVON PEGUES

THIS IS IMPROVED PROEPRTY KNOWN AS 5589 DORY DR., ANTIOCH, TN 37013.

Chevon Heath is one in the same as Chevon Pegues

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2021.

_____ (SEAL)
Chevon Pegues by Dwayne Pegues, Attorney-In-Fact

_____ (SEAL)
Dwayne Pegues

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2021, before me personally appeared Dwayne Pegues, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2021

_____
Notary Signature
My commission expires:

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dwayne Pegues with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Chevon Pegues, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Chevon Pegues by himself as Attorney in Fact.

Witness my hand, at office, this 29th day of September, 2021

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $378,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of October, 2021.

Notary Public
My commission expires:
File No. 2021-3638

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 29, 2021.

J. Carlton Drumwright

October 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 29, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY