WARRANTY DEED

Karen Johnson Davidson County
Batch# 871502 DEEDWARR
06/14/2022 03:06:13 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20220614-0067969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue, Suite 202, Nashville, Tennessee 37212

File No.: NAS0788-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arez O. Penjweeni, Araz Penjweeni and Rezhna Penjweeni	NEW OWNER	183-05-0A-219.00-CO
(NAME) 5124 Morningwood Ln	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Five Thousand And No/100 Dollars ($505,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARVIN L. POWELL AND TYANE RENEE POWELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AREZ O. PENJWEENI, ARAZ PENJWEENI AND REZHNA PENJWEENI, ALL UNMARRIED,** 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 Lot No. 48 on the Plan of Phase 5, Section 8, October Woods, a Planned Unit Development of record in Plat at Instrument No. 19991214-0303097, and Instrument No. 19991214-0303098 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marvin L. Powell and Tyane Renee Powell, husband and wife as joint tenants by Warranty deed from Lifestyle Homes G.P., a Tennessee General Partnership of record in Instrument No. 20021104-0135215 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on November 04, 2002.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: NA-BH-22-5124

This conveyance is further subject to (1) Plat of record in inst. # 1991214-0303097, said R.O., (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of recor d, (5) building restrictions, and 6) other matters of public record..

This is:
unimproved ☐
improved ☒ property, known as 5124 Morningwood Ln, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this ~~27th day~~ of May, 2022.

Marvin L. Powell

Tyane Renee Powell

State of TX
County of Denton

On this 4th day of June, 2022, before me personally appeared Marvin L. Powell and Tyane Renee Powell, 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 (or person's) free act and deed.

Witness my hand, at office, this 4th day of June, 2022.

Alhasan Alwattar
Notary Public

My Commission Expires: 04/16/2025

ALHASAN ALWATTAR
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044560

State of TX County of Denton
Subscribed and sworn to (or affirmed) before me on this 4th day of June, 2022 by VDL proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature Alhasan Alwattar

State of ____ County of ____
Subscribed and sworn to (or affirmed) before me on this ____ day of ____, 20__ by ____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature