Return To.
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16835

Karen Johnson Davidson County
Batch# 1006920 DEEDWARR
05/24/2023 09 52 56 AM 3 pgs
Fees $18 00 Taxes $1,202 50

20230524-0039016

Warranty Deed

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000 00

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2023

Notary Public

My commission expires

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
Zindan Berwary	new owner	148-06-0-092 00
442 Edenfield Pass		
Mt Juliet, TN 37135		

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, **CYNTHIA L. JOHNSON, AS EXECUTRIX AND HEIR-AT-LAW AND LISA D. BLANTON, HEIR-AT-LAW OF THE ESTATE OF CAROLYN ANN PANNELL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZINDAN BERWARY A MARRIED MAN**, 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 situated in Davidson County, Tennessee

Lot 78, Plan of Murray Heights, as shown on plat of record in Plat Book 2663, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Carolyn Pannell by Warranty deed from Estate of Billy John Brown of record in Instrument No 20100428-0032380 Register's Office for Davidson County, Tennessee, dated April 16, 2010 and recorded on April 28, 2010.

Said Carolyn Pannell having since died testate on January 31, 2022, Petition to Probate Will of record in Docket No. 22P643, filed in the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee at Nashville, Probate Division. Cynthia L. Johnson was named Executrix of the estate and Cynthia L. Johnson and Lisa D. Blanton are the heirs-at-law of Carolyn Pannell, also known as Carolyn Ann Pannell.

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 3807 Ezell Road, Nashville, TN 37211, 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 19th day of May, 2023.

Estate of Carolyn A. Pannell

By: Cynthia L. Johnson
Cynthia L. Johnson, Executrix

By: Cynthia L. Johnson
Cynthia L. Johnson, Heir-at-law

By: _____
Lisa D. Blanton, Heir-at-law

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 Cynthia L Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix and Heir-at-law of the Estate of Carolyn Ann Pannell, a Tennessee Estate, and that he/she, 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 19th day of May, 2023

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF ALABAMA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa D Blanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Heir-at-law of the Estate of Carolyn Ann Pannell, a Tennessee Estate, and that he/she, 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 19th day of May, 2023.

_____
Notary Public

My Commission Expires: _____

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 19th day of May, 2023.

Estate of Carolyn A. Pannell

By: _____
Cynthia L. Johnson, Executrix

By: _____
Cynthia L. Johnson, Heir-at-law

By: Lisa D. Blanton
Lisa D. Blanton, Heir-at-law

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 Cynthia L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix and Heir-at-law of the Estate of Carolyn Ann Pannell, a Tennessee Estate, and that he/she, 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 19th day of May, 2023.

_____
Notary Public

My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF Randolph

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa D. Blanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Heir-at-law of the Estate of Carolyn Ann Pannell, a Tennessee Estate, and that he/she, 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 19th day of May, 2023.

_____
Notary Public

My Commission Expires: 3-8-25

Daniel A. Jones
NOTARY PUBLIC
State of Alabama
State at Large
My Commission Expires
March 8, 2025