THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1141017 DEEDWARR
05/30/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20240530-0040250

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Araz Penjweeni 5048 Chadfield Way Antioch, TN 37013	SAME AS NEW OWNER	147-03-0B-066.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Smokey Summit Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Araz Penjweeni**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Unit No. D-27 , of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of recorded in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the 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 Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Smokey Summit Holdings, LLC, a Limited Liability Company, by Warranty Deed from Linda H. Page and Barbara J. Hayes, of record in Instrument No. 20240524-0039021, dated May 27, 2024 and recorded May 27, 2024, Register's Office for Davidson County, Tennessee.

This property commonly known as 370 Wallace Road, Unit D27, Nashville, TN 37211*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 29TH **day of May, 2024**:

Smokey Summit Holdings, LLC

By: x _____

Name: W. Aaron Fortner

Title: Authorized Signatory

202405300040250

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,

personally appeared **W. Aaron Fortner** 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 **Authorized Signatory** of **Smokey Summit Holdings, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Smokey Summit Holdings, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 29th day of May, **2024**:

NOTARY PUBLIC

My Commission Expires:_____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$145,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29th DAY OF **May**, **2024**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-29-24 (date of document).

Date: 5-30-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026