Karen Johnson Davidson County
Batch# 1246076 DEEDWARR
03/14/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $782.55
20250314-0018690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

T-KW-25-370-D27

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ramya Carneiro	**CMG Mtg**	
(NAME)	(NAME)	**147-03-0B-066.00-CO**
370 Wallace Road #D27	**3160 Crow Canyon Rd. Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARAZ PENJWEENI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMYA CARNEIRO, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. D-27, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record 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 Araz Penjweeni by Warranty Deed from Smokey Summit Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240530-0040250 Register's Office for Davidson County, Tennessee, dated May 24, 2024 and recorded on May 30, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Southern Hills Condominium of record in Book 6594, Page 502, as amended in Book 7044, Page 209 and Instrument No. 20010924-0103170, Register's Office for Davidson County, Tennessee.
- Charter of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 563, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 547, in the Register's Office for Davidson County, Tennessee.
- Sewer easement conveyed to the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4435, Page 29, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6695, Page 22, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6576, Page 69, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 11201, Page 741, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **370 Wallace Road #D27, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF MARCH, 2025.

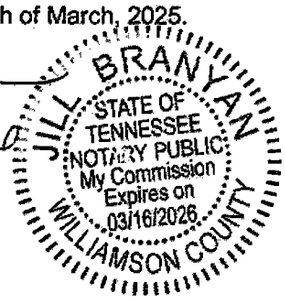
Araz Penjweeni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of March, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 3/12/25.

Affiant Signature – Joshua A. Terry

3/12/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/12/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27