WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

BG-C-26-2929-A11

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1475592
09/21/2026 03:23:35 PM
Fees: $13.00 Taxes: $481.00

Davidson County
DEEDWARR
2 pgs

20260921-0087660

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Araz Penjweeni	**New Owner**	
(NAME)	(NAME)	**119-14-0A-011.00-CO**
2929 Selena Dr Apt A11		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ANN D. DODD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARAZ PENJWEENI,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 11 on the Site Plan of Kingswood Condominiums, as of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the as set forth in Exhibit "C" of the Master Deed, as amended, established Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Ann D. Dodd, unmarried by Warranty Deed from Carol D. Crow and Deborah D. Temple, David Ross Drye, Robin D. Trollinger of record in Instrument No. 20001012-0101560 Register's Office for Davidson County, Tennessee, dated October 11, 2000 and recorded on October 12, 2000.

This conveyance is subject to:
• Taxes for the year 2026 and subseuqnet years, a lien not yet due and payable.

• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingswood Condominiumsof record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 5552, Page 774 in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 909, Page 48, amended in Book 919, Page 393, Book 919, Page 628, Book 928, Page 752, Book 946, Page 252, Book 1001, Page 539, Book 1579, Page 387, and Book 1581, Page 55, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
• Lease Agreement of record in Book 5585, Page 985 and Book 5585, Page 989, in the Register's Office for Davidson County, Tennessee.
• Easement to Bell South Telecommunications of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
• Easement in favor of the Metropolitan Government of Nashville and Davidson County of record in Book 3822, Page 25, Book 4259, Page 977 and 4262, Page 332, in the Register's Office for Davidson County,

Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, Page 9, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Dr Apt A11, 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 18 DAY OF SEPTEMBER, 2026.

Ann D. Dodd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN D. DODD, 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 18th of September, 2026.

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

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