Karen Johnson Davidson County
Batch# 1057406 DEEDWARR
10/04/2023 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20231004-0078082

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 3rd day of October, 2023.

Notary Public:
My Commission Expires: 05-09-26

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Jacinto Ajualip Rosales 848 Dover Glen Drive Antioch TN 37013	Send Tax Bills To: New Owner 848 Dover Glen Dr. Antioch, TN 37013	Map/Parcel Number: 149-07-0C-022.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Patricia Solano and Hassan Farghaly, wife and husband,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jacinto Ajualip Rosales, an unmarried man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040309-0026802, as revised in Instrument No. 20040616-0071117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia Solano, married by Warranty Deed from Greenvale Construction, LLC, dated 8/26/2004 and recorded 9/17/2004 in Instrument No. 20040917-0112186, Register's Office for Davidson County, Tennessee.

Hassan Farghaly joins in the conveyance for the express purpose of relinquishing all his rights, title and interest to said property, marital or otherwise.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All matters shown on plat of record in Instrument No. 20040309-0026802, as revised in Instrument No. 20040616-0071117, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20040930-0117682, Register's Office of Davidson County, Tennessee.

Master Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 8082, Page 329, as amended in Book 8083, Page 386 and Book 8842, Page 434, Register's Office of Davidson County, Tennessee.

Master HOA Charter of record in Book 8813, Page 192, Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20030226-0025748, Register's Office of Davidson County, Tennessee.

All matters as shown on Boundary Plat of record in Instrument No. 20030203-0014146, Register's Office of Davidson County, Tennessee.

2023 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 848 Dover Glen Drive, Antioch, TN 37013

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 assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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/our hand(s) this the 3rd day of October, 2023.

Patricia Solano
Patricia Solano

Hassan Farghaly
Hassan Farghaly

State of Tennessee
County of Sumner

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

Witness my hand and official seal, this 3rd day of October, 2023.

Commission Expires:
8/19/25

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 10/3/23.

Holly A

Affiant Signature

10/4/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Alan M. Cohen

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON