Karen Johnson Davidson County
Batch# 1077126 DEEDWARR
12/01/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.96
20231201-0092817

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,990.00. Nagy Saleeb and Mariam Mekhail Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2023. Monica G Notary Public MY COMMISSION EXPIRES: 01/22/2026 (AFFIX SEAL)

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
DHI Title Agency
819 Seven Oaks Blvd.
Smyrna, TN 37167

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nagy Saleeb and Mariam Mekhail 4208 Miranda Place Antioch, TN 37013	Nagy Saleeb and Mariam Mekhail 4208 Miranda Place Antioch, TN 37013	090B G 00900 000

For and in consideration of the sum of Four Hundred Eighty-Nine Thousand Nine Hundred Ninety And No/100 Dollars ($489,990.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, D.R. Horton, Inc., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Nagy Saleeb and Mariam Mekhail, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

All that certain lot, tract or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being Situated in the 33rd Council District of Nashville, Davidson County, Tennessee, being shown as Lot 368, HERITAGE LANDING PHASE 4 Subdivision, as the same are set forth on plat entitled FINAL SUBDIVSION PLAT HERITAGE LANDING PHASE 4, dated December 05, 2022, and recorded January 10, 2023, in Plat Reception No. 202301100001966, in the Registers Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to D. R. Horton, Inc., a Delaware Corporation by Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company dated December 10, 2021, recorded December 13, 2021, in the Register's Office of Davidson County, Tennessee, as Instrument No. 20211213-0164568.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 4208 Miranda Place, Antioch, TN 37013

Grantor does hereby covenant with Grantee(s) that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 29 day of Nov., 2023.

D.R. Horton, Inc., a Delaware Corporation

BY: Sarah A. Anderson

Sarah A. Anderson, Assistant Secretary

STATE OF TENNESSEE

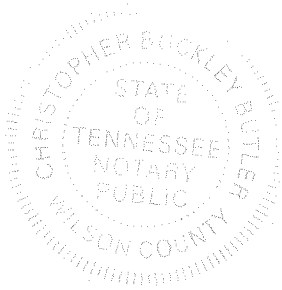
COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 29 day of Nov., 2023, by Sarah A. Anderson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

Notary Public, State of Tennessee

My Commission Expires: 8/19/25

(SEAL)



True Copy Certification

I, Penny G. Ray, 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 certified true and exact copy of the original document executed and authenticated according to law on November 29, 2023.

Penny G. Ray
Affiant Signature

November 29, 2023
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 29 day of NOV., 2023.

Notary Signature

My Commission Expires: 8/19/25

(seal)

202312010092817