Karen Johnson Davidson County
Batch# 1078054 DEEDWARRSP
12/04/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.06
20231204-0093445

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,990.00.

AWAD AWAD Hanan Geris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2023.

Monica
Notary Public

MY COMMISSION EXPIRES: 04/22/2026
(AFFIX SEAL)

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).
Awad Awad and Hanan Geris 7477 Brady Lane Antioch, TN 37013	Awad Awad and Hanan Geris 7477 Brady Lane Antioch, TN 37013	176 00 0 020.00 AND 176 00 0 021.00

For and in consideration of the sum of Four Hundred Two Thousand Nine Hundred Ninety And No/100 Dollars ($402,990.00), 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 Awad Awad and Hanan Geris, married to each other, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Situated in the 33rd Council District of Nashville, Davidson County, Tennessee, and being a portion of the land conveyed by quitclaim deed to Jenkins Nashville ACS, LLC of record in Instrument Number 20181205-0118786 in the Registers Office of Davidson County, Tennessee and more particularly described as follows: Lot 403, HERITAGE LANDING, according to the map or plat thereof, recorded 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 Registers 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 ☒ 7477 Brady Lane, 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 30 day of NOV, 2023.

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

BY: _____
Jean M. Hutchinson, Assistant Secretary

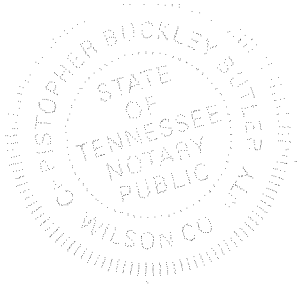
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 30 day of NOV, 2023, by Jean M. Hutchinson, 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 30, 2023.

Penny G. Ray
Affiant Signature

November 30, 2023
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 30 day of Nov., 20 23.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY RILEY NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.