Karen Johnson Davidson County
Batch# 1078136 DEEDWARRSP
12/04/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,768.56
20231204-0093578

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,990.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2023. Notary Public MY COMMISSION EXPIRES: 8/19/25 (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).
Hany Farouk Tanuos and Adlia B Botrous and Kerollos Hany Tanuos 4241 Miranda Place Antioch, TN 37013	Hany Farouk Tanuos and Adlia B Botrous and Kerollos Hany Tanuos 4241 Miranda Place Antioch, TN 37013	176 00 0 020.00

For and in consideration of the sum of Four Hundred Seventy-Seven Thousand Nine Hundred Ninety And No/100 Dollars ($477,990.00), 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 Hany Farouk Tanuos and Adlia B Botrous, husband and wife and Kerollos Hany Tanuos, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Lot 413 FINAL SUBDIVISION PLAT, HERITAGE LANDING - PHASE 4 according to the map or plat thereof, recorded January 10, 2023 in Plat Reception No. 20230110-0001966, in the Register's 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 ☒ 4241 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 1 day of Dec., 2023.

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

BY: Sarah A. Anderson

Sarah A. Anderson, Assistant Secretary

STATE OF TENNESSEE

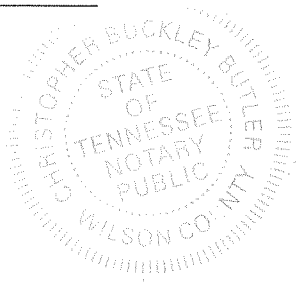
COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 1 day of Dec., 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 December 1, 2023.

Penny G. Ray
Affiant Signature

December 1, 2023
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 1 day of Dec, 20 23.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. NTY