THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$470,000.00**. **Affiant** Subscribed and sworn to before me, this **19th day of January, 2024**. **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1093355 DEEDWARR
01/24/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240124-0004772

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 09/02/25

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mina Makhaly **7324 Brady Lane** **Nashville, TN 37013**	United Wholesale Mtg 585 S Blvd. E. Pontiac, MI 48341	**176-06-0A-010.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Daren Willis and Shanika Willis, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Mina Makhaly, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Subdivision Plat Heritage Landing - Phase 1 of record in Plat at Instrument No. 20200422-0042094, a revision of Instrument Number 20200122-0007826 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daren Willis and Shanika Willis, husband and wife by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20210409-0047749 Register's Office for Davidson County, Tennessee, dated April 9, 2021 and recorded on April 9, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **7324 Brady Lane, Nashville, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 **19th day of January, 2024.**

Daren Willis

Shanika Willis

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 19th day of January, 2024, before me personally appeared Daren Willis and Shanika Willis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of January, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 19, 2024.

J. Carlton Drumwright

January 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY