Karen Johnson Davidson County
Batch# 1096732 DEEDWARRSP
02/01/2024 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,750.06
20240201-0007130

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,990.00. Saad Hanna Mariam Habeeb Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2024. Monica Greer Notary Public MY COMMISSION EXPIRES: 04/22/2026 (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).
Saad Hanna and Mariam Habeeb 5516 Hickory Woods Drive Antioch, TN 37013	Saad Hanna and Mariam Habeeb 5516 Hickory Woods Drive Antioch, TN 37013	176 06 0A 004.00

For and in consideration of the sum of Four Hundred Seventy-Two Thousand Nine Hundred Ninety And No/100 Dollars ($472,990.00), 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., a Delaware Corporation, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Saad Hanna and Mariam Habeeb, 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:

Lot 4, FINAL SUBDIVISION PLAT HERITAGE LANDING - PHASE 1 according to the map or plat thereof, recorded in Plat Reception No. 202001220007826, County of Davidson, State of Tennessee.

Being the same portion conveyed Special Warranty Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company to D.R. Horton, Inc., a Delaware corporation, dated January 14, 2019, filed January 17, 2019, recorded in Deed under Instrument No. 20190117-0005035.

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 ☒ 5516 Hickory Woods Drive, 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 Jan., 2024.

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 Jan., 2024, by Sarah A. Anderson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

CHB

Notary Public, State of Tennessee

My Commission Expires: 8/19/25

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Penny Y. 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 January 29, 2024.

Penny Y. Ray
Affiant Signature

January 29, 2024
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 29 day of January, 20 24.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY