Karen Johnson Davidson County
Batch# 1101873 DEEDWARRSP
02/16/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.46
20240216-0010934

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2024.

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).
Nimmir Mikhial and Samy Said 4365 Maxwell Road Antioch, TN 37013	Nimmir Mikhial and Samy Said 4365 Maxwell Road Antioch, TN 37013	176060A33600CO

For and in consideration of the sum of Four Hundred Fifty-Four Thousand Nine Hundred Ninety And No/100 Dollars ($454,990.00), 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 Nimmir Mikhial, a married man and Samy Said, a married man, as joint tenants with rights of survivorship, 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 336, 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 ☒ 4365 Maxwell Road, 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 15 day of Feb., 2024.

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

BY: Jean M Hutchinson

Jean M. Hutchinson, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

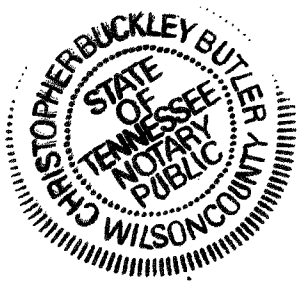
This instrument was acknowledged before me on this 15 day of Feb., 2024, by Jean M. Hutchinson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

CBB

Notary Public, State of Tennessee

My Commission Expires: 8/19/25

(SEAL)



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 February 15, 2024.

Penny Y. Ray
Affiant Signature

February 15, 2024
Date

State of TN)
County of Rutherford)

Sworn to and subscribed before this 15 day of Feb., 2024.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY