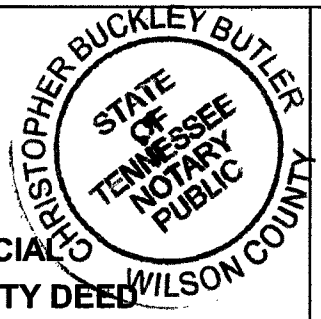
Karen Johnson Davidson County
Batch# 1109493 DEEDWARRSP
03/11/2024 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.46
20240311-0016617



SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,990.00.

Maged Rofael
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 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).
Maged Rofael and Marian Botros 4117 Dolly Way Antioch, TN 37013	Maged Rofael and Marian Botros 4117 Dolly Way Antioch, TN 37013	176 00 0 020.00

For and in consideration of the sum of Four Hundred Seventy-Four Thousand Nine Hundred Ninety And No/100 Dollars ($474,990.00), 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 Maged Rofael and Marian Botros, 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 0344, HERITAGE LANDING - PHASE 4 according to the map or plat thereof, recorded in Plat Reception No. 202301100001966, County of Davidson, State of Tennessee.

Being the same portion convyed by Special Warranty Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company to D.R. Horton, Inc., a Delaware corporation, dated December 10, 2021, filed December 13, 2021, recorded in Deed under Instrument No. 20211213-0164568, in the Register's Office of Davidson County, Tennessee.

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 ☒ 4117 Dolly Way, 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 8 day of March, 2024.

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

BY: _____
Jean M. Hutchinson, Assistant Secretary

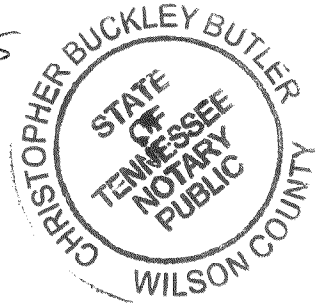
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 8 day of March, 2024, 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, Perry 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 March 8, 2024.

Perry G. Ray
Affiant Signature

March 8, 2024
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 8 day of March, 20 24.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY