Karen Johnson Davidson County
Batch# 1126971 DEEDWARR
04/25/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20240425-0029965

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $358,000.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 04/23/2024.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 9/20/25 |
|---|---|

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10015-NASH

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Reda Mousa and Afaf Khalil** | **U.S. Bank National Association** | 176-06-0A-061.00-CO |
| 7064 Paisley Wood Dr | 4801 Frederica Street | |
| Antioch, TN 37013 | Owensboro, KY 42301 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Daniel Torres and Nancy Yanela Ruiz-Tolosa, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Reda Mousa and Afaf Khalil, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all Lot No. 61 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 1 of record in Instrument Number 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 Daniel Torres and Nancy Yanela Ruiz-Tolosa, husband and wife by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20201208-0142654 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on December 08, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7064 Paisley Wood Dr Antioch, 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 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 hand on April 23, 2024.

Daniel Torres

Nancy Yanela Ruiz-Tolosa

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Daniel Torres and Nancy Yanela Ruiz-Tolosa, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 23, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 2024-10015-NASH**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# 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 April 23, 2024.

J. Carlton Drumwright

April 23, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 23, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY