2024-1076-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134581 DEEDWARR
05/14/2024 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20240514-0035592

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $432,000.00

Affiant

Subscribed and sworn to before me this 10th day of May, 2024

Notary Public
My Commission expires: 10-4-2027
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mina Metyas	CMG Financial Inc dba CMG Home Loans	176-06-0A-186-00
7720 Stapleton Chase Drive	3160 Crow Canyon Rd #400	
Antioch, TN 37013	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Zachary Martin Plese and Jerica Gladston, a married couple**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mina Metyas and Neveen Youssef, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 186, as shown on the map entitled Final Subdivision Plat, Heritage Landing - Phase 2, of record as Instrument No. 20210409-0047646, and corrected as Instrument No. 20211220-0168119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jerica Gladston, an unmarried woman and Zachary Plese, an unmarried man, as joint tenants with right of survivorship by Special Warranty Deed from D. R. Horton, Inc., a Delaware Corporation, recorded on 05/09/2022 in Instrument No. 20220509-0052774, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Zachary Martin Plese by Quitclaim Deed from Jerica Gladston, recorded on 02/01/2024 in Instrument No. 20240201-0007136, in the Register's Office of Davidson County, Tennessee.

The said Jerica Gladston joins in the covneyance to convey any and all interest that she may have in said property.

This is improved property known as: 7720 Stapleton Chase Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 9th day of May, 2024.

Zachary Martin Plese

Jerica Gladston

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zachary Martin Plese and Jerica Gladston**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 9th day of May, 2024.

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 05/09/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date **05/10/2024**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **05/10/2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

