WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138637 DEEDWARR
05/23/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240523-0038496

File #24-PA-7578-P

(SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Michel Habib
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 9-21-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michel Habib	**New Owner**	
(NAME) 7578 Cash Crossing	(NAME)	**176 06 0A 177.00**
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

ANGELA VOISARD AND CARLOS GARCIA CRUZ, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHEL HABIB, an unmarried man

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 177 on the Plan of HERITAGE LANDING - PHASE 3 of Instrument Number 20220215-0017446, 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 Angela Voisard and Carlos Garcia Cruz, wife and husband, by Special Warranty Deed from D.R. Horton, Inc. a Delaware Corporation, of record in Instrument No. 20221114-0121129 in the Register's Office of Davidson County, Tennessee, dated November 10, 2022, and recorded on November 14, 2022.

Being the same property conveyed to D.R. Horton, Inc., by Special Warranty Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company, of record in Instrument No. 20210115-0007076, in the Register's Office of Davidson County, Tennessee, dated January 05, 2021, and recorded on January 15, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERITAGE LANDING - PHASE 3, as recorded in Instrument No. 20220215-0017446.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200228-0022299 as supplemented in Instrument No. 20200603-0057207; Instrument No. 20210115-0007079 and Instrument No. 20211216-0166733.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: 7578 Cash Crossing Court, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 21st day of May, 2024.

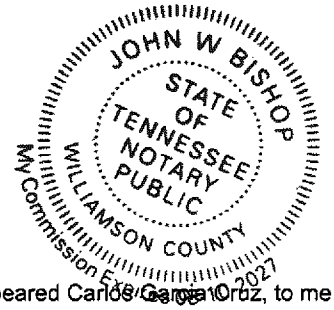
Angela Voisard

Carlos Garcia Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2024, before me personally appeared Angela Voisard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2024.

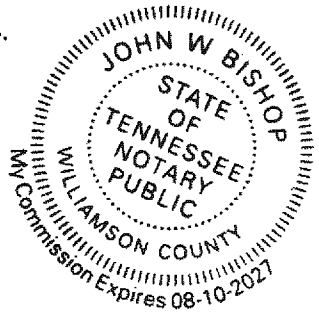


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2024, before me personally appeared Carlos Garcia Cruz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

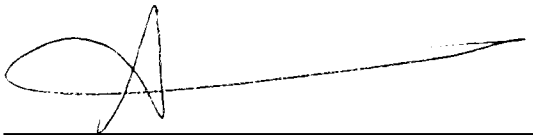
Witness my hand, at office, this 21st day of May, 2024.



Notary Signature
My commission expires:

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-22-2024.



Affiant Signature

5-22-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-22-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal