# WARRANTY DEED

Karen Johnson
Batch # 1145021
06/10/2024 09:41:44 AM
Fees: $13.00 Taxes: $1,450.40

Davidson County
DEEDWARR
2 pgs

20240610-0043107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.

Antonio Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0323

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Antonio Torres | New Owner | Map: 086100047.00 |
| (NAME) | (NAME) | |
| 216 Solitude Cir | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-TWO THOUSAND AND NO/100 DOLLARS ($392,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MARIAM MAKAR AND HAFEZ GHOBRIAL, A MARRIED COUPLE**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ANTONIO TORRES, A MARRIED PERSON**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Chapelwood, Section 2, as of record in Plat Book 5200, Page83 Register's Office for said County, to which plan reference is made a more complete description.

Being the same property conveyed to Mariam Makar and Hafez Ghobrial, by deed from Music City Financial, LLC a Texas Limited Liability Company, of record in Instrument No. 20230517-0036899, dated May 15, 2023, Register's Office for said County.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KLC-24-3516

Being the same property conveyed to Timothy R. Fugate and wife, Shirley R. Fugate, by Warranty Deed from the Estate of William McKinley Wood Jr. by Linda C. Garrett, Executrix, of record in Instrument No. 20010604-0057380, in Register's Office of Davidson County, Tennessee, dated May 31, 2001 and recorded on June 4, 2001.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5333, Page 315, amended in Book 6234, Page 193, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Plat Book 5200, Page 83, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3516 Magnum Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 6th day of June, 2024.

Mariam Makar

Hafez Ghobrial

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mariam Makar and Hafez Ghobrial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of June, 2024.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY