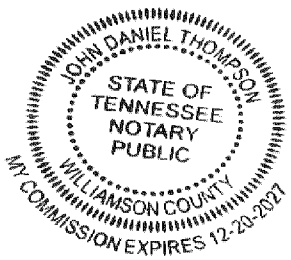
Karen Johnson Davidson County
Batch# 1152495 DEEDWARR
06/28/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20240628-0048878

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/20/27
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0350

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Reynol Romero Consuelo and Leticia Sanchez Robles | New Owner | Map: 15006011200 |
| (NAME)<br>3113 Towne Village Rd. | (NAME) | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($319,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**HAFEZ GHOBRIAL AND MARIAM MAKAR, HUSBAND AND WIFE**,

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

**REYNOL ROMERO CONSUELO AND LETICIA SANCHEZ ROBLES, HUSBAND AND WIFE**,

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:

Being Lot No. 5 on the Plan of Towne Village of the Country, Section 1, which is of record in Book 5200 Page 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hafez Ghobrial and Mariam Makar, husband and wife, tenancy by the entirety, by deed from LNV Corporation, a Nevada corporation, of record in Instrument No. 20131018-0108893, dated September 26, 2013, Register's Office for said County.

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 Plat Book 5200, Page 55 and 56, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5289, Page 687, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3113 Towne Village Rd., Antioch, TN 37013
(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 27th day of June, 2024.

Hafez Ghobrial

Hafez Ghobrial

Mariam Makar

Mariam Makar

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 Hafez Ghobrial and Mariam Makar, 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, 27th day of June, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Karla I Kard, 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 06/27/2024 (date of document).

Karla I Kard
Affiant Signature

06/27/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

