Karen Johnson Davidson County
Batch# 1153598 DEEDWARRSP
07/02/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240702-0049694

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Mohamed Abbas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Monica
Notary Public

My Commission Expires

MY COMMISSION EXPIRES: June 22, 2026
(AFFIX SEAL)

RUTHERFORD COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MONICA GREER

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
DHI Title Agency
819 Seven Oaks Blvd.
Smyrna, TN 37167

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mohamed Abbas and Zenab Fath 5517 Hickory Woods Drive Antioch, TN 37013	Mohamed Abbas and Zenab Fath 5517 Hickory Woods Drive Antioch, TN 37013	176 06 0A 002.00

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, D.R. Horton, Inc., a Delaware Corporation, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Mohamed Abbas and Zenab Fath, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No 2 on the Plan of FINAL SUBDIVISION PLAT HERITAGE LANDING - PHASE 1 of record in Plat Instrument Number 202001220007826, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to D.R. Horton, Inc., a Delaware Corporation from Jenkins Nashville Acs, LLC, a Tennessee Limited Liability Company dated January 14, 2019, recorded January 17, 2019 in the Register's Office of Davidson County, Tennessee, as Instrument No.20190117-0005035.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 5517 Hickory Woods Drive, Antioch, TN 37013

Grantor does hereby covenant with Grantee(s) that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 28 day of June, 2024.

D.R. Horton, Inc., a Delaware Corporation

BY: Sarah A. Anderson

Sarah A. Anderson, Assistant Secretary

STATE OF TENNESSEE

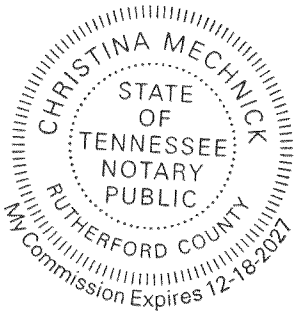
COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 28 day of June, 2024, by Sarah A. Anderson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

Notary Public, State of Tennessee

My Commission Expires: 12/18/2027

(SEAL)



True Copy Certification

I, Penny G. Ray, 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 certified true and exact copy of the original document executed and authenticated according to law on June 28, 2024.

Penny G. Ray
Affiant Signature

June 28, 2024
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 28 day of June, 20 24.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY