Karen Johnson Davidson County
Batch# 1164979 DEEDWARRSP
08/01/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.46
20240801-0058547

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/19/25
(AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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):
Hany Gadalla 5513 Hickory Woods Drive Antioch, TN 37013	Hany Gadalla 5513 Hickory Woods Drive Antioch, TN 37013	176 06 0A 001.00

For and in consideration of the sum of Four Hundred Sixty-Four Thousand Nine Hundred Ninety And No/100 Dollars ($464,990.00), 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 Hany Gadalla, an unmarried man, 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 1 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 ☒ 5513 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 31 day of July, 2024.

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

BY: Jean M Hutchinson
Jean M. Hutchinson, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 31 day of July, 2024, by Jean M. Hutchinson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

CBB
Notary Public, State of Tennessee
My Commission Expires: 8/19/25

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

(True Copy Certification)

I, Chris Butler 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 this 31 day of July, 2024.

Chris Butler

7/31/24
Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Penny Y. Ray, a notary public for this county and state, Chris Butler, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 31st day of July, 2024.

Penny Y. Ray
Notary Public, State of Tennessee
My Commission Expires:

(SEAL)

PENNY Y RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 15, 2026