FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **435,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/09/2024** Notary Public MY COMMISSION EXPIRES: 11-06-24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1190850 DEEDWARR
10/07/2024 01:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20241007-0077831

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC
ESTABLISHED 2008

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4899

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mina Gerges	New Owner	**176-06-0A-058.00**
7076 Paisley Wood Dr **Antioch, TN 37013**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alejandro A. Cebollero and Krystal Cebollero, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mina Gerges, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 58 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 1 of record in Instrument Number 20200422-0042094, a revision of Instrument Number 20200122-0007826, 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 Alejandro A. Cebollero, a married man by Deed dated October 28, 2020, from D.R. Horton, Inc., a Delaware Corporation, recorded October 30, 2020, in Instrument Number 20201030-0127076, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7076 Paisley Wood Dr, Antioch, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 7th day of **August, 2024**.

Alejandro A. Cebollero

Krystal Cebollero

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Alejandro A. Cebollero and Krystal Cebollero**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 7th day of **August, 2024**.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC

10-26-25

202410070077831