This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4319-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2024.

Notary Public
My Commission Expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Karen Johnson Davidson County
Batch# 1191157 DEEDWARR
10/08/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20241008-0078233

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Youseff E. Dukuly 904 Split Oak Drive Antioch, TN 37013	Lincoln Home Loans LLC 40 Burton Hills Blvd Ste 100 Nashville, TN 37215	149 02 0 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Demaris Amelia Lopez Zelaya, a single woman, and Amelia Rivera, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Youseff E. Dukuly, unmarried man**, 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 Lot No. 84 on the Final Plat of OAKWOOD SUBDIVISION, PHASE TWO, SECTION ONE, as of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amelia Rivera and Damaris Amelia Lopez Zelaya, Tenants in Common with Rights of Survivorship, by Warranty Deed from Rogers Investment Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200722-0080457, in the Register's Office of Davidson County, Tennessee, dated July 17, 2020, and recorded on July 22, 2020.

This is improved property located at: **904 Split Oak Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 3rd day of October, 2024.

GRANTOR:

Demaris Amelia Lopez Zelaya

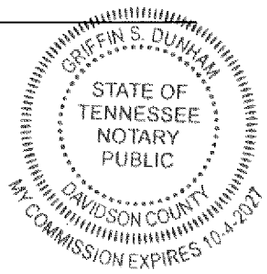
Amelia Rivera

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Demaris Amelia Lopez Zelaya and Amelia Rivera, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 3rd day of October, 2024.

Notary Public
My Commission expires: _____



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Oct. 3, 2024 (date of document).

Affiant Signature

Oct. 3, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3 day of Oct, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25