Name and Address of New Owner:
Mina Fayez and Rasha Makar
829 Pin Oak Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1209217 DEEDWARR
12/02/2024 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20241202-0093491

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 164-01-0A-039-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nereyda Hernandez Pena, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Fayez and Rasha Makar, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot Number 28 as shown on the Final Plat , Phase Two, Marhaden Pointe, a Residential PUD Subdivision, as shown of record in Instrument Number 20170324-0028913, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal descripiton.

Being the same property conveyed to Franciso Castro Alfonso and Nereyda Hernandez Pena, husband and wife, by Warranty Deed of record in Instrument No. 201711080114826, Register's Office for Davidson County, Tennessee. Francisco Castro Alfonso died on 06/05/2024, leaving his wife Nereyda Hernandez Pena the surviving tenant by the entirety.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 829 Pin Oak Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of November, 2024.

Nereyda H. P. (SEAL)
Nereyda Hernandez Pena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2024, before me personally appeared Nereyda Hernandez Pena, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of November, 2024.

Notary Signature
My commission expires: 06.14.25

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 26, 2024.

J. Carlton Drumwright

November 26, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 26, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY