WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222996 DEEDWARR
01/03/2025 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250103-0000550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/26/28
(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0688

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cole Williams and Mary-Grace Cozart	United Wholesale Mortgage	Map: 128100A00100CO
(NAME) 7566 George E Horn Road	(NAME) 585 South Blvd East	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($775,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAFEZ GHOBRIAL, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COLE WILLIAMS, AN SINGLE MAN, AND MARY-GRACE COZART, AN SINGLE WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 1, on the Plan of Section One, Pine Forest, of record in Plat Book 9700, Page(s) 712 and 713, 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 Hafez Ghobrial, married, by Quitclaim Deed from Milad Hanna Hanna, married, of record in Instrument No. 20241227-0100371, dated December 26, 2024, Register's

Office for said County. See also prior deed of record in Instrument No. 20240729-0057039, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 712 and 713, said Register's Office; (3) Deed of common areas to Homeowners Association of record in Book 11318, page 919 and Instrument No. 20030114-0005647, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Book 11016, Page 259, in the Register's Office for Davidson County, Tennessee; (5) Easement to Tennessee Electric Power Company of record in Book 787, Page 25, in the Register's Office for Davidson County, Tennessee; (6) Charter for Homeowner's Association of record in Book 11092, Page 155, in the Register's Office for Davidson County, Tennessee; (7) PUD Boundary of record in Plat Book 9700, Page 476, in the Register's Office for Davidson County, Tennessee; and (8) Drainage easement of record in Book 3316, Page 483, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 7566 George E Horn Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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.

Witness my hand this 2nd day of January, 2025.

Hafez Ghobrial

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hafez Ghobrial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of January, 2025.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/02/2025 (date of document).

Affiant Signature

01/02/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2nd day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

