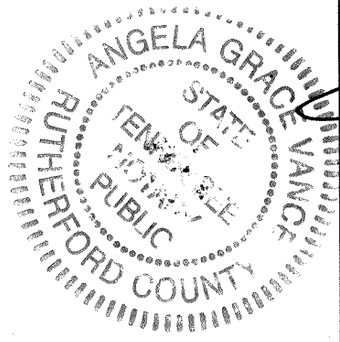
Karen Johnson Davidson County
Batch# 1241915 DEEDWARR
02/27/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20250227-0014716



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,000.00

Affiant

Subscribed and sworn to before me, this 25 day of February, 2025.

Notary Public
My commission expires:
12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pula Mahrous	**New American Funding LLC**	**14803006000**
104 Cherokee Hills Dr	**1795 International Way**	
Antioch, TN 37013	**Idaho Falls, ID 83402**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 104 Cherokee Hills Drive Trust

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

Pula Mahrous, married man

HEREINAFTER CALLED THE GRANTEES, 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. 402, Plan of Section IV, Cherokee Hills, of record in Book 3500, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 104 Cherokee Hills Drive Trust, by Warranty Deed from Delores F Scott, Trustee of The Milton E Scott and Delores F Scott Trust UAD May 25, 1995, of record in December 18, 2024, of record in Instrument No. 20241226-0099756, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Milton E Scott and Delores F Scott, Trustees, by Quitclaim Deed from Milton E Scott and wife, Delores M Scott, dated August 7, 1995, of record in Book 9770, Page 915, in the Register's Office for Davidson County, Tennessee. Milton E Scott died March 28, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as: 104 Cherokee Hills Dr. Antioch, TN 37013

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 in 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.

_____ Date: 2-25-25

The 104 Cherokee Hills Dr. Trust

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 104 Cherokee Hills Dr Trust and that she is authorized by the 104 Cherokee Hills Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell 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 2/25/25 (date of document).

Jennifer Russell
Affiant Signature

2/27/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

