Karen Johnson Davidson County
Batch# 1269025 DEEDWARR
05/05/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250505-0034938

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/26/29

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH25-09373

Address of New Owner:	Send Tax Bills to:	Tax Information:
Girgis Asaad and Merfat Gaballa 7607 Gunners Landing Dr. E 108 Antioch, TN 37013	CMG Mortgage 3160 Crow Canyon Rd San Ramon, CA 94583 #400	176 06 0A 108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alethea W. Foster, wife and husband Darrell Foster**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Girgis Asaad a married man and Merfat Gaballa a married woman**, hereinafter called the Grantees, their successors 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. 108 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of record in Instrument Number 202104090047646, 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 Alethea W. Foster and Darrell Foster, wife and husband by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation dated December 17, 2021 and recorded on December 21, 2021 of record as Instrument No. 20211221-0168722, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 176 06 0A 108.00
Being also known as 7607 Gunners Landing Dr E 108, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **7607 Gunners Landing Dr. E 108, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 May, 2025

Alethea W. Foster

Alethea W. Foster

Darrell Foster

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

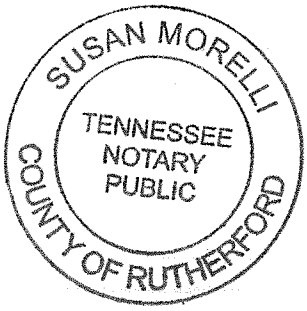
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alethea W. Foster and Darrell Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 2nd day of May, 2025.

Susan Morelli

Notary Public

My Commission Expires: 08-17-2025



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 May 2, 2025.

J. Carlton Drumwright

May 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY