Karen Johnson Davidson County
Batch# 1272350 DEEDWARR
05/13/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250513-0037487

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 06-24-25

(AFFIX SEAL)

LAUREN LAMBERTH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

04-NSH25-09250

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mina Kamel and Marian Moawad, husband and wife 5564 Hickory Woods Drive Antioch, TN 37013	Pinnacle Bank 15025 Ballancroft Parkway, 2nd Floor Charlotte, NC 28277	176-06-0A-037-00

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, **Workagegnehu Woldeyes, a married man, and Yaroon Kochito, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mina Kamel and Marian Moawad, husband and wife**, 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:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all Lot No. 37 on the Plan of Final Subdivision Plat, Heritage Landing - Phase 1 of record in Instrument Number 20200422-0042094, a revision of Instrument Number 20200122-0007826, 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 Workagegnehu Woldeyes, a married man, and Yaroon Kochito, an unmarried man, as joint tenants with right of survivorship, by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation, of record as Instrument No. 20201222-0151723 in the Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 22, 2020.

Firehiwot Gebre, as the wife of Workagegnehu Woldetyes, hereby joins in the execution of this instrument to convey her marital interest in the subject property, if any.

Parcel No.: 176 06 0A 037.00
Being also known as 5564 Hickory Woods Drive, 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: **5564 Hickory Woods Drive , 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 9th day of May, 2025

Workagegnehu Woldeyes

Firehiwot Gebre

by Workagegnehu Woldeyes Attorney in fact

Yaroon Kochito by Workagegnehu Woldeyes, Attorney-in-Fact

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 Workagegnehu Woldeyes and Firehiwot Gebre, 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 9th day of May, 2025

Notary Public

My Commission Expires: 8/19/28

W BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Workagegnehu Woldeyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Yaroon Kochito, and that he is authorized by Yaroon Kochito to execute this instrument on his behalf.

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of May, 2025.

Notary Public

My commission expires: 8/19/28

W BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 9, 2025.

J. Carlton Drumwright

May 9, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 9, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY