Name and Address of New Owner:
Julio Pagan and Misti Pagan
7008 Cortez Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

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

Map & Parcel No: 08602008600

Karen Johnson Davidson County
Batch# 1281292 DEEDWARR
06/04/2025 07:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,768.60
20250604-0043694

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, **Samy Gerges**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julio Pagan and Misti Pagan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 206 on the Re-subdivision of Lots 34 through 40 in Dodson Heights, of record in Book 3842, Page 98, Register's Office for Davidson County, Tennessee.

Said lot fronts 67.0 feet on the southerly side of Cortez Court and runs back 143.5 feet on the westerly line and 146.0 feet on the easterly line to a broken rear line on which it measures 97.7 feet.

Being the same property conveyed to Sam Gerges by Warranty Deed from New Hope Properties, LLC, a Tennessee Limited Liability Company, dated March 2, 2023, of record in Instrument No. 20230307-0016419, 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.

This conveyance is subject to the current year's property taxes which have been 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: 7008 Cortez Court, Hermitage, TN 37076

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 30th day of May, 2025.

Samy (SEAL)
Samy Gerges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2025, before me personally appeared Samy Gerges, 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 30th day of May, 2025.

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 4/21/2029

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 $478,000.00, 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 30th day of May, 2025.

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 4/21/2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/30/2025 (date of document).

Emma Howard
Affiant Signature

5/30/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL