Karen Johnson Davidson County
Batch# 1284014 DEEDWARR
06/13/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20250613-0045830

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250550993**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $383,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2025. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Mariana Henin 7021 Paisley Wood Dr Antioch TN 37013	Send Tax Bills To: Renasant Bank Post closing – final documents 2001 Park Place N., Ste 150 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 176-06-0A-089.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Saber Hanna, a married man and Shawki Ghatas, a married man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mariana Henin, a married woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being all Lot No. 89 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 Saber Hanna, a married man and Shawki Ghatas, a married man, as Tenants in Common by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No.20210401-0042975 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20200422-0042094 and Instrument Number 20200122-0007826, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200228-0022299, supplemented in Instrument No. 20200603-0057207, supplemented in Instrument No. 20210115-0007079 and supplemented in Instrument No. 20211216-0166733, supplemented in Instrument No. 20240903-0067622 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons 11. Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7461, Page 865, Book 7468, Page 520 and Book 11042, Page 586, in the Register's Office for Davidson County, Tennessee.

20 Foot Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071003-0118061, in the Register's Office for Davidson County, Tennessee.

15 Foot Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 11042, Page 582, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190507-0042815 and Instrument No. 20200122-0008042, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11042, Page 586, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed (Open Space) of record in Instrument Number 20230517-0036834, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7021 Paisley Wood Dr Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2025.

Saber Hanna

Shawki Ghatas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Saber Hanna and Shawki Ghatas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2025.

Notary Public

My Commission Expires: _____



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 June 6, 2025.

J. Carlton Drumwright

June 6, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 6, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY