Karen Johnson Davidson County
Batch# 1289025 DEEDWARR
06/24/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250624-0049325

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0239

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martir Majano Carcamo and Jose Adam Majano Carcamo and Consuelo DelCarmen Majano Galves	New Owner	Map: 04304004000
(NAME) 113 Hickman St.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORNERSTONE HOMES OF TN, INC., A CORPORATION,

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

MARTIR MAJANO CARCAMO, A SINGLE PERSON AND JOSE ADAN MAJANO CARCAMO AND CONSUELO DELCARMEN MAJANO GALVEZ, MARRIED TO EACHOTHER AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15 on a plan of Scenic View Subdivision in Davidson County, Tennessee according to an unrecorded plan prepared by W.W. Turner Company: Engineers on September 14, 1948, but not of record.

Said Lot is more particularly described as follows:

Starting with a concrete monument at the South end of the return at the Southwest corner of the intersection of Hadley Bend Road and Hickman Street, and running thence the following courses and distances.

In a Southwesterly direction along the Easterly margin of Hickman Street a distance of 568.4 ft. to an iron pin on a line between Lots Numbers 14 and 15 and the point of beginning: thence

In a Southeasterly direction along a line between Lots Numbers 14 and 15 a distance of 245 ft. to an iron pin on a line between Lots Numbers 15 and 23: thence

In a Southwesterly direction along the line between Lots Numbers 15 and 23 a distance of 92.4 ft. to an iron pin on the line between Lots Numbers 15 and 23: thence

In a Northwesterly direction along the line between Lots Numbers 15 and 16 a distance of 246.1 ft. to an iron pin in the Easterly margin of Hickman Street and on a line between Lots Numbers 15 and 16: thence

In a Northeasterly direction along the Easterly margin of Hickman Street a distance of 97 ft. to an iron pin in the Easterly margin of Hickman Street and on a line between Lots Numbers 14 and 15 and the point of beginning.

Being the same property conveyed to Cornerstone Homes of TN, Inc., a Corporation, by deed from George David Short and Loretta Carlene Simmons, of record in Instrument No. 20250515-0038373, dated May 14, 2025, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2930, Page 238, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 113 Hickman St., Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 20th day of June, 2025.

Cornerstone Homes of TN, Inc.
BY: Hafez Ghobrial
Hafez Ghobrial
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hafez Ghobrial with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Cornerstone Homes of TN, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of June, 2025.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 20, 2025** (date of document).

Affiant Signature

June 23, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **23** day of **June**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202506240049325