WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-2-29 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1307408
08/11/2025 02:39:37 PM
Fees: $13.00 Taxes: $1,013.80

Davidson County
DEEDWARR
2 pgs

20250811-0063814

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mina Atia and Remonda Ishak	**U.S. Bank National Association**	
(NAME)	(NAME)	**150-07-0-041.00**
112 Wynfield Blvd	**2800 Tamarack Road**	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MANUEL CARCAMO, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINA ATIA AND REMONDA ISHAK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 41, Plan of Towne Village of the Country, Section One, as shown on plat of record in Plat Book 5200, Pages 55 and 56, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Manuel Carcamo by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 2014103-00100213 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 30, 2014.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 5200, Page (s) 55 and 56, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5289, Page 687, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 5866, Page 45, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3105 Stoney Brook Cir, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF AUGUST, 2025.

Manuel Carcamo

Ana Lilian Cabrera De Carcamo

Ana Lilian Cabrera De Carcamo, spouse of Manuel Carcamo, hereby joins in this conveyance and does transfer and convey any and all marital interest Ana Lilian Cabrera De Carcamo may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MANUEL CARCAMO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

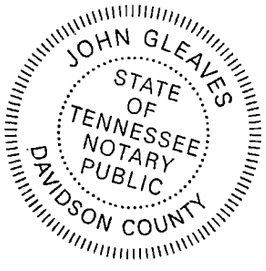


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANA LILIAN CABRERA DE CARCAMO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212