Karen Johnson Davidson County
Batch# 1320709 DEEDWARR
09/10/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250910-0072281

WARRANTY DEED

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to me on 09/04/25.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hanna S. Ghally 1840 Isabelle Court Antioch, TN 37013	Pinnacle Bank, a Tennessee bank 150 3rd Avenue South Suite 1000 Nashville, TN, 37201	163-16-0C-314.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eduardo A. Aguirre Huaringa and wife, Victoria Herrera Mugaburo De Aguirre, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Hanna S. Ghally, a married man, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 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 Unit No. 314 of Phase 3-A of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517: Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-A, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for Matlock Phase 3-A) , to which reference is hereby made for a more complete description.

Being the same property conveyed to Eduardo A. Aguirre Huaringa and wife, Victoria Herrera Mugaburo De Aguirre by Warranty Deed from Jones Construction, LLC of record in Instrument No. 20190524-0049288 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 24, 2019.

This is improved property known as 1840 Isabelle Court, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 on 09/04/25.

Eduardo A. Aguirre Huaringa

Victoria Herrera Mugaburo De Aguirre

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
GP

On 09/04/25, before me personally appeared Eduardo A. Aguirre Huaringa and Victoria Herrera Mugaburo De Aguirre, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/04/25.

NOTARY PUBLIC

GERI FORKUM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5-22-27

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 September 4, 2025.

J. Carlton Drumwright

September 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY