Karen Johnson Davidson County
Batch# 1388094 DEEDWARR
03/04/2026 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20260304-0017302

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-26-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0051

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julianna Alvarez Herrera and Lidiana Alvarez	New Owner	Map: 165-13-0-012.00
(NAME) 4752 Greystone St.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINE THOUSAND AND NO/100 DOLLARS ($309,000.00), 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 TENNESSEE CORPORATION,

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

JULIANNA ALVAREZ HERRERA AND LIDIANA ALVAREZ, AS TENANTS IN COMMON WITH RIGHTS 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:

Land in Davidson County, Tennessee, being Lot No. 19, Plan of Peppertree Forest, Section 1, of record in Plat Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cornerstone Homes of TN, Inc., by deed from Erin Dias, Trustee of The 4752 Greystone St Trust, of record in Instrument No. 20251121-0093196, dated November 13, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 973-975, said Register's Office; (3) Easement for Sign Rights of record in Book 8085, Page 448, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee; (5) Deed of Conveyance for Water Mains of record in Book 8287, Page 54, Book 8855, Page 616, Book 8855, Page 621, in the Register's Office for Davidson County, Tennessee; (6) Deed of Conveyance for Sewer of record in Book 8287, Page 31, Book 8855, Page 555 and Book 8855, Page 559, in the Register's Office for Davidson County, Tennessee; (7) Rules and Regulations of record in Instrument No. 20190611-0055977, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7982, Page 736, and Book 8757, Page 623, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4752 Greystone St., Antioch, TN 37013
(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 3rd day of March, 2026.

Cornerstone Homes of TN, Inc.

BY: _____
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 oath acknowledged himself to be the President respectively of Cornerstone Homes of TN, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of March, 2026.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-3-26 (date of document).

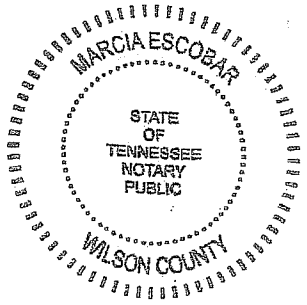
Affiant Signature

3-3-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd of March, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027