Karen Johnson Davidson County
Batch# 1395260 DEEDWARR
03/20/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260320-0022160

WARRANTY DEED

GREG FAIRBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/06/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.5.29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2304-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Eric Ariel Alvarez Hernandez	New Owner	148-12-0-063.00
845 Richards Road		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kerolos Esam Girgis, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Ariel Alvarez Hernandez

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, being Lot No. 2 on the Plan of Hazelwood Section Two, of record in Book 3106, Page 97, Register's Office, Davidson County, Tennessee, to which Plan reference is made for a more complete legal description.

Being the same property conveyed to Kerolos Esam Girgis, an unmarried man by Warranty Deed from Patrick Mark Binkley, Co-Executor and Individually, William Braatz Binkley, Co-Executor and Individually, Christina Marie Binkley, Linda Leigh Binkley, and Jonathan Sexton, devisees of William M. Binkley, deceased, who died testate and whose will being duly filed for probate in the Probate Court for Rutherford County, Tennessee and Jonathan Sexton and Jeff Sexton, being the sole heirs at law of Opal June (Bishop) Binkley, deceased, who died intestate June 13, 2024 in Rutherford County of record in Instrument No. 20250801-0061174 Register's Office for Davidson County, Tennessee, dated July 25, 2015 and recorded on August 01, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 845 Richards Road Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on March 6, 2026.

Kerolos Esam Girgis

Kerolos Esam Girgis

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kerolos Esam Girgis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 6, 2026.

RaShawn D Perry

Notary Public

My Commission Expires: 4/21/29

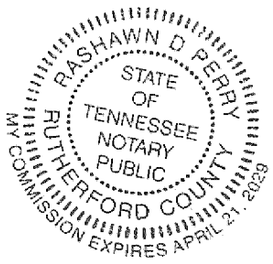
File #: 2304-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 3/6/26 (date of document).

Affiant Signature

3/6/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL