WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403291 DEEDWARR
04/08/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20260408-0028282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2028

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

File No.: 26-0103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Winifer Fondeur Gonzalez	New Owner	Map: 162-10-0-210.00
(NAME) 532 Michele Drive	(NAME) Same	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($379,900.00), 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 TENNESEE CORPORATION,

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

WINIFER FONDEUR GONZALEZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY,

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. 81 on the plan of Whittemore Valley, Section Three, of record in Book 6250, Page 550, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 101.50 feet on the northerly margin of Michele Drive and extends back 121.50 feet on the westerly line and 120.0 feet on the easterly line to a dead line in the rear, measuring 64.48 feet thereon.

Being the same property conveyed to Cornerstone Homes of TN, Inc., a Tennessee Corporation, by deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20250717-0056599, dated July 16, 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 6250, Page 550, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6243, Page 80, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 532 Michele Drive, 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 6th day of April, 2026.

Cornerstone Homes of TN, Inc.

BY: Asanasyos Ghobrial
Asanasyos Ghobrial
Authorized Agent

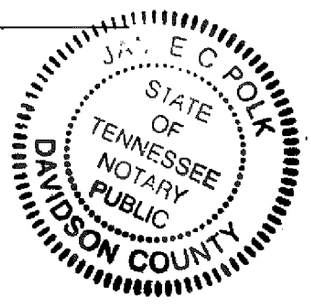
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Asanasyos 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 Authorized Agent respectively of Cornerstone Homes of TN, Inc., the within named bargainer, and corporation, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of April, 2026.

My Commission Expires: 11/2/24

Notary Public



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/6/26 (date of document)

Regina Sullo

Affiant Signature

4/7/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 7 day of April, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

