#18113

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

Karen Johnson
Batch # 1448811
07/17/2026 11:20:51 AM
Fees: $13.00 Taxes: $1,733.45
Davidson County
DEEDWARR
2 pgs
20260717-0064887

WARRANTY DEED

GRANTOR: ERICA SMITH

GRANTEE: FAROUK HASSAN

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 ($468,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **ERICA SMITH, A MARRIED WOMAN,** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **FAROUK HASSAN, A MARRIED MAN,** the following described real estate, being more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Indian Creek Estates, Section Five, a Planned Unit Development, as of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Erica Smith, a married woman by Warranty Deed from David J. Norman and Veronica E. Moreno, husband and wife of record in Instrument No. 20161230-0137330 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016.

WILLIAM HARVEY GUNTER joins in this instrument for the purposes of conveying any interest he may have in said property by reason of his marriage to *ERICA SMITH.*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Farouk Hassan,** her heirs and assigns forever. And I do covenant with the said **Farouk Hassan,** that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Farouk Hassan,** his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 9 DAY OF July, 2026.

William Harvey Gunter

Erica Smith

Annette Scherrer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of July, 2026 before me, personally appeared **William Harvey Gunter and Erica Smith** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Notary Public
My Commission Expires: 1-22-29

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($468,500.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 9 day of July, 2026.

Notary Public
My Commission Expires: 10/21/2028

CASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Map/Parcel ID: 181-03-0A-161.00-CO

PROPERTY ADDRESS:7264 Santeelah Way Nashville, TN 37013

SEND TAX BILLS TO NEW OWNER: Farouk Hassan 7264 Santeelah Way Nashville, TN 37013