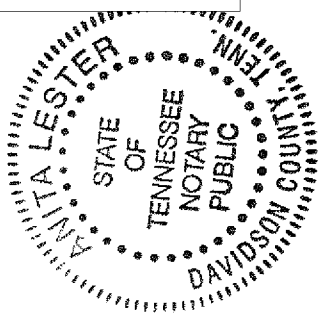
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1450462 DEEDWARR
07/22/2026 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260722-0066353



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

File No.: 26-0298

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marlon Hernandez Gonzalez and Yamisladys Oliva Miranda	CMG Mortgage Inc. dba CMG Home Loans	Map: 097-08-085.00
(NAME) 6045 Port Anadarko Trl	(NAME) P.O. Box 660714	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75266-0714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($389,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMEIL ABDELMASEH, A MARRIED MAN AND MICHAEL ADLY, A MARRIED MAN,

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

MARLON HERNANDEZ GONZALEZ, AN UNMARRIED MAN, AND YAMISLADYS OLIVA MIRANDA, A UNMARRIED WOMAN,

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. 195, on the Plan of Section Thirteen, Lake Park of record in Plat Book 4955, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emeil Abdelmaseh, a married man and Michael Adly, a married man, by Quitclaim Deed from Michael Adly, a married man, of record in Instrument No. 20260511-0042301, dated May 11, 2026, 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 4955, Page 97, said Register's Office; (3) Charter for Homeowners Association of record in Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5187, Page 711, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The signature of Emeil Abdelmaseh and Michael Adly is signed by their duly appointed Attorney-in-Fact, Patricia Nicholls, pursuant to the Power of Attorney of record in Instrument No. 202607220066352, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6045 Port Anadarko Trl, Hermitage, TN 37076
(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 17th day of July, 2026.

Emeil Abdelmaseh by Patricia Nicholls Atty in Fact
Emeil Abdelmaseh
By: Patricia Nicholls, as Attorney in Fact

Michael Adly by Patricia Nicholls Atty in Fact
Michael Adly
By: Patricia Nicholls, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Emeil Abdelmaseh and Michael Adly, as their Attorney-in-Fact, as the free act and deed of the within named Emeil Abdelmaseh and Michael Adly.

Witness my hand and official seal this 17th day of July, 2026.

My Commission Expires: 7/7/27

Notary Public

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Certification of Recorded Documents

I, Karen Suggs, 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 July 21, 2026.

(AFFIANT) – Karen Suggs

07/21/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of July, 2026.

My commission expires: 7/7/27

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public