Karen Johnson Davidson County
Batch# 1477483 DEEDWARR
09/25/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260925-0089094

Name and Address of New Owner:
Khear Henein and Amira Matta
6492 Paddington Way
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
CMG Home Loans
3160 Crow Canyon Road, Ste 400
San Ramon, CA 94583

Map & Parcel(s):
151-09-0A-362.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Carroll and Rachel Carroll, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Khear Henein and Amira Matta, husband and wife**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot No. 281, on the plan of Long Hunter Chase, Phase 3 Section 3A, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Kevin Carroll and Rachel Carroll, husband and wife by Warranty Deed dated September 30, 2015 from Ole South Properties, Inc., a Tennessee Corporation to Kevin Carroll and Rachel Carroll, husband and wife, recorded October 06, 2015 in Instrument No. 20151006-0101681, of the Davidson County, Tennessee Records.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6492 Paddington Way, 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 GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 21 day of September, 2026.

Kevin Carroll

Rachel Carroll

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21 day of September, 2026, before me personally appeared Kevin Carroll and Rachel Carroll, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 21 day of September, 2026.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 21 day of September, 2026.

Notary Public
My Commission Expires: 2-18-29

KAREN L. MILLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 23, 2026.

J. Carlton Drumwright

September 23, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 23, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY