Karen Johnson Davidson County
Batch# 1478616 DEEDWARR
09/29/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260929-0089948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/23/30
(AFFIX SEAL)

JESSICA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030

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

File No.: 26-0357

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Herman Manuel Camarillo Lezama and Maria Judith Dominguez Diaz	New Owner	Map: 150-09-0-237.00
(NAME) 3245 Luann Dr.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($299,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MENA M. ESHAK AND KERMENA SHEHATA, HUSBAND AND WIFE,

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

HERMAN MANUEL CAMARILLO LEZAMA AND MARIA JUDITH DOMINGUEZ DIAZ, HUSBAND AND WIFE,

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. 19B, Zone Lot Division of Lot 19, on the Plan of Cherry Hills, Section 12, of record in Plat Book 8250, Page 711, amending Plat Book 6250, Pages 174 and 175, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mena M. Eshak and Kermena Shehata, husband and wife, by deed from Mena M. Eshak, a single man, of record in Instrument No. 20241010-0078676, dated September 30, 2024, 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 8250, Page 711, amending Plat Book 6250, Pages 174 and 175, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6436, Page 642, amended in Book 6502, Page 152, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3245 Luann Dr., 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 24th day of September, 2026.

Mena M Eshak
Mena M. Eshak

Kermena Shehata
Kermena Shehata

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mena M. Eshak and Kermena Shehata, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of September, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Elizabeth Crooms, 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 9/25/26.

Elizabeth Crooms — 9/25/26

Affiant Signature — Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 25 day of September, 2026.

J Brady — Commission Expires: 1/23/30

Notary Signature

JESSICA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030