This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9019-SM

Karen Johnson Davidson County
Batch# 505117 DEEDWARR
10/30/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201030-0126735

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9019-SM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2020.

Notary Public
My Commission Expires: 1/31/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Maryam Khalid Mozeb and Khalid Mozeb<br>265 Took Drive<br>Antioch, TN 37013 | CMG Mortgage, Inc., dba CMG Financial<br>3160 Crow Canyon Road<br>Suite 400<br>San Ramon, CA 94583 | 163-02-0B-103.00-C |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffrey Grey and wife, Carole Grey**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maryam Khalid Mozeb unmarried and Khalid Mozeb, unmarried**, hereinafter called the Grantees, their heirs and assigns, 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. 53 on the Plan of Phase Two, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D. of record in Instrument No. 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Grey and wife, Carole Grey, by Warranty Deed from Ridgeview Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150209-0011686, Register's Office for Davidson County, Tennessee, dated February 5, 2015 and recorded on February 9, 2015.

This is ☒ improved or ☐ unimproved property located at: **265 Took Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of October, 2020.

GRANTOR:

Jeffrey Grey

Carole Grey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffrey Grey and Carole Grey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

