Karen Johnson Davidson County
Batch# 990689 DEEDWARR
04/11/2023 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20230411-0026556

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $295,000

Affiant Signature

Subscribed and sworn to before me ~~on~~ this the 3rd Day of April 2023

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Khalid Mohammed Mozeb
4707 Lori Drive,
Antioch, TN 37013
SEND TAX BILLS TO:
Khalid Mohammed Mozeb
4707 Lori Drive,
Antioch, TN 37013
MAP AND PARCEL NUMBER: Tax ID #: 14812001100

WARRANTY DEED

23NT00293

Effective the 30th Day of March 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kang Khan Kim and wife, Lian Nuam

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Khalid Mohammed Mozeb, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 31, on the Plan of Lori Heights as of record in Book 3106, Page 123, Register's Office for Davidson County, Tennessee.
Said Lot No. 31 fronts 75 feet on the Westerly side of Lori Drive, and runs back parallel lines, 195 feet to a dead line.

Being the same property as conveyed to Kang Khan Kim and wife, Lian Nuam by Warranty Deed from Edward Cline, married, dated 05/04/2018 recorded 05/09/2018 in Book NA, Page NA, as Document Number 20180509-0044272, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4707 Lori Dr, Antioch, TN 37013-3305

This conveyance is made subject to restrictions of record in book 3407, page 195, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30 day of April, 2023

Kang Khan Kim

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Kang Khan Kim,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30 day of April 2023

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Lian Nuam

Lian Nuam

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lian Nuam,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30 day of April, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Legal Description
(Exhibit A)

23NT00293 14812001100

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This is an improved property commonly known as: 4707 Lori Dr, Antioch, TN 37013-3305

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4/3/23 (date of document).

Affiant Signature

4/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of April, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025