Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-666

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 992822 DEEDWARR
04/17/2023 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,302.40
20230417-0027967

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohssin Fawzy Mosad, Hany Mounir Waniss Attaallah, and Milad Younan Yakoub 3135 Anderson Road Antioch, TN 37013	New Owners 2260 Murfreesboro Pike Nashville TN 37217	150-00-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Heirs and beneficiaries of the Estate of Elizabeth Hawkins Dobson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohssin Fawzy Mosad, Hany Mounir Waniss Attaallah, and Milad Younan Yakoub,

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. 1 on a Subdivision of a Part of the Berry Boyd Dobson Property of record in Book 5190, Page 345, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Berry Boyd Dobson and Elizabeth Boydene Hawkins, (now Elizabeth H. Dobson) as tenants by the entireties by Warranty Deed from S. D. Safford and wife, Lula Safford of record in Book 2046, Page 495, Register's Office for Davidson County, Tennessee, dated March 20, 1952 and recorded on May 19, 1952.

Being a portion of the same property conveyed to Berry Boyd Dobson and wife, Elizabeth H. Dobson by Installment Deed from S. D. Safford and wife, Lula Safford of record in Book 5434, Page 480, Register's Office for Davidson County, Tennessee, dated May 10, 1979 and recorded on May 11, 1979.

Being the same property conveyed to Berry Boyd Dobson and wife, Elizabeth H. Dobson, by and through Rebecca Thomas, Trustee by Quitclaim Deed from Berry Boyd Dobson and wife, Elizabeth Boydene Hawkins Dobson of record in Book 7194, Page 552, Register's Office for Davidson County, Tennessee, dated April 06, 1987 and recorded on April 07, 1987. The said Berry Boyd Dobson died on or about February 13, 2006, leaving Elizabeth H. Dobson, as sole surviving tenant by the entirety. Said Elizabeth H. Dobson died intestate on or about March 22, 2022, her estate entered in the Chancery Court, Probate Division of Davidson County, Tennessee bearing Docket No. 22P940.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3135 Anderson Road, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 13th day of April, 2023.

The Estate of Elizabeth Boydene Hawkins Dobson

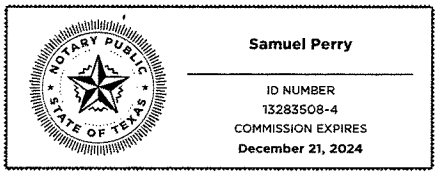
By: Alexis Dobson, Administratrix
Alexis Dobson, Administratrix

STATE OF Texas
COUNTY OF Johnson

On this 13th day of April, 2023, before me virtually appeared Alexis Dobson, Administratrix of The Estate of Elizabeth Boydene Hawkins Dobson and to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2023.

Samuel Perry
Notary Signature
My commission expires: 12/21/2024



Notarized online using audio-video communication

Dated this the 13th day of April, 2023.

The Estate of Elizabeth Boydene Hawkins Dobson

By: Jenny Lynn Carey, Conservator
Jenny Lynn Carey, Conservator

STATE OF Florida
COUNTY OF Seminole

On this 13th day of April, 2023, before me virtually appeared Jenny Lynn Carey, Conservator of The Estate of Elizabeth Boydene Hawkins,to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.
JennyLynn Carey, Conservator signed as seller and provided Identification of TN drivers license.
Witness my hand, at office, this 13th day of April, 2023.

Karina P. Randall
Notary Signature Karina P Randall Online Notary
My commission expires: 11/12/2024
Commission # HH 62995

Notarized online using audio-video communication

KARINA P RANDALL
Notary Public - State of Florida
Commission # HH 62995
Expires on November 12, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 4/13/2023.

Affiant Signature

4/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/14/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23