Name and Address of New Owner:
Khalid Mohammed Mozeb, married
265 Took Drive
Antioch, TN 37013

Send Tax Bills To:
Khalid Mohammed Mozeb, married
265 Took Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 999529 DEEDWARR
05/04/2023 10 37 26 AM 3 pgs
Fees $18 00 Taxes $1,406 00
20230504-0033145

This Instrument Prepared By:
Ian Deaderick
Encore Title & Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

Map & Parcel No: 148-12-0-279.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Frank J. Fernandez Perez and Patricia E. Santos Alas, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Khalid Mohammed Mozeb, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 15 on the Plan of Section Twenty-One, Hazelwood of record in Plat Book 6200, Page 595, 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 Frank J. Fernandez Perez and Patricia E. Santos Alas, husband and wife, as joint tenants with right of survivorship by Warranty deed from Khampheng Ratanaphom and Manivanh Ratanaphom, husband and wife of record in Instrument No. 20180504-0042884 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 04, 2018. (Value of consideration shown in aforementioned deed $196,000.00.)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-EXP-23-912

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of April, 2023.

Frank J Fernandez Perez

Frank J. Fernandez Perez

Patricia E Santos Alas

Patricia E. Santos Alas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2023, before me personally appeared Frank J Fernandez Perez and Patricia E Santos Alas, 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 28th day of April, 2023.

Notary Signature
My commission expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of April, 2023.

Notary Signature
My commission expires: 9-8-2025
File No. ETEL-5-TN

