Karen Johnson Davidson County
Batch# 1043453 DEEDWARR
08/28/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230828-0067058

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Cheryl D. Blasdel
Affiant

Subscribed and sworn to before me, this 9th day of August, 2023.

Elizabeth J. Barnes
Notary Public
My commission expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Milad Yakoub Mohssin Mosad 636 Rocky Mountain Parkway Antioch, TN 37013	New Owner 2957 Owendale Dr Antioch, TN 37013	135140A14900CO Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Colette Jerome, a single woman, and Jacqueline Jerome and husband, Jerome Swedi, as joint tenants with right of survivorship**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Milad Yakoub, an unmarried man, and Mohssin Mosad, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Final Plat - Phase Four Pinnacle Point Subdivision, of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Colette Jerome, a single woman and Jacqueline Jerome, a married woman, and Jerome Swedi, married, as joint tenants with right of survivorship, by Warranty deed from Richard L. Timmer, unmarried of record in Instrument No. 20200707-0073248 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 07, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as 636 Rocky Mountain Parkway, 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 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 in 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 my/our hand(s) this **9th day of August, 2023.**

Colette Jerome

Jacqueline Jerome

Jerome Swedi

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9th day of August, 2023, before me personally appeared Colette Jerome, Jacqueline Jerome and Jerome Swedi, 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 9th day of August, 2023.

Notary Signature
My commission expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

HE-2023-177

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 9, 2023.

J. Carlton Drumwright

August 9, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 9, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY