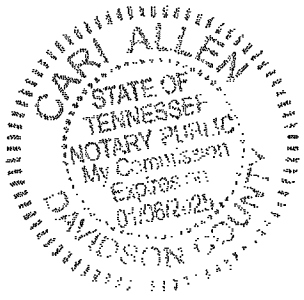
Karen Johnson Davidson County
Batch# 1056865 DEEDWARR
10/03/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20231003-0077796

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $302,000.00 Affiant Subscribed and sworn to before me, this the 29th day of September, 2023. Notary Public My Commission Expires: 1-6-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Sherif Mosa	New Owners	165-14-0-123.00
4895 Peppertree Drive	1124 60th St., Apt 2-F	
Antioch, TN 37013	Brooklyn, NY 11219	

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

Alexander Angola and Heather Angola, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherif Mosa

HEREINAFTER CALLED THE GRANTEE, HIS 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. 116, on the plan of Peppertree Forest, Section 14, of record in Plat Book 7900, Page 501, 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 Alexander Angola and Heather Angola, husband and wife, by Warranty Deed from Mark Oatsvall, unmarried, dated 3/1/2018 and recorded 3/5/2018 in Instrument No. 20180305-0020394, in the Register's Office of Davidson County, Tennessee.

The above described property was not the Grantors primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 4895 Peppertree Drive, 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 Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors 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 Grantee, his 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 27th day of September, 2023.

Alexander Angola

Heather Angola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

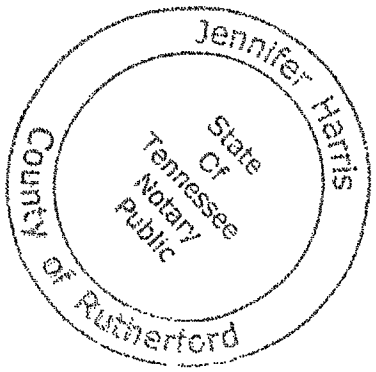
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander Angola and Heather Angola with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 27th of September, 2023.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



Certificate of Authenticity

I, Holly K Mason, 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 9/27/23.

Holly K

Affiant Signature

10/2/23

Date

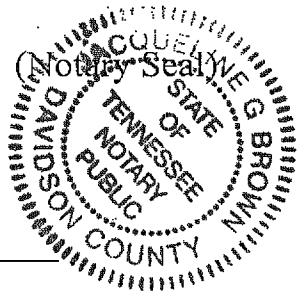
State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of October 2023

Jacqueline G Brown

Notary's Signature

Notary Seal



My Commission Expires: 11/3/23