Karen Johnson Davidson County
Batch# 1067498 DEEDWARR
11/02/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20231102-0085686

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/31/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4579

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Wisoba Shukuru and Faida Abakuki Mbula	Pacific Lending	135-14-0A-149.00-CO
636 Rocky Mountain Parkway	4141 Inland Empire Blvd., Ste. 160	
Antioch, TN 37013	Ontario, CA 91764	

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

Mohssin Mosad, an unmarried man and Milad Yakoub, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wisoba Shukuru, and Faida Abakuki Mbula, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 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.

Being the same property conveyed to Milad Yakoub, an unmarried man, and Mohssin Mosad, a married man by Warranty Deed from Colette Jerome, a single woman and Jacqueline Jerome and husband Jerome Swedi, as joint tenants with right of survivorship of record in Instrument No. 20230828-0067058 Register's Office for Davidson County, Tennessee, dated August 09, 2023 and recorded on August 28, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is 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 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 hand on October 31, 2023.

Mohssin Mosad

Milad Yakoub

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mohssin Mosad and Milad Yakoub, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 31, 2023.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2023-4579

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/31/23.

D. Shayne Adair

11/1/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of NOV., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026