Karen Johnson Davidson County
Batch# 1188544 DEEDWARR
10/02/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20241002-0076247

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Actual consideration or value, whichever is greater is $395,000.00.

Emad Mostafa
Affiant

Subscribed and sworn before me this the 27th day of September, 2024.

Jessica Jones
Notary Public
My commission expires: 05/17/2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emad Mostafa 809 Sandworth Cv Antioch, TN 37013	Emad Mostafa 809 Sandworth Cove Antioch, TN 37013	164-10-0A 266.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT MULINDWA, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emad Mostafa, an unmarried man,** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 121 on the Plan of Village Five, Summerfield Subdivision, of record in Instrument No. 20051103-0133115 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Mulindwa, married, by deed dated 10/11/2016, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20161012-0107890, Register's Office for said County.

The said Clare Mulindwa is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 809 Sandworth Cv, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 27th day of September, 2024.

Robert Mulindwa

Clare Mulindwa

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Mulindwa and Clare Mulindwa, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2024.

My commission expires: 9-7-26

Notary Public



True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 09-27-2024.

Affiant Signature

Date: 09-27-2024

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of Sept, 2024.

Notary Signature Jessica Jones

My Commission Expires: 05-17-2028

