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

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1201080 DEEDWARR
11/04/2024 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241104-0085459

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
149-09-0-108

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Sanders, Jr and Misty Sanders, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Khulood Khalid Mozeb, and Khalid Mohammed Mozeb, as joint tenants with right of survivorship**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 41, on the Plan of Barclay Square, Section One, of record in Plat Book 4460, page 141, Register's office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed by Warranty Deed from Amrollah Sharifi, a married person, and Naim Sharifi, an unmarried person to Thomas Sanders, Jr, and Misty Sanders, husband and wife, recorded November 30, 2018, as Instrument No. 201811300116850 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 200 Manatee Court, Nashville, 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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 our hand this 31 day of October, 2024.

Thomas Sanders, Jr

Misty Sanders

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 31 day of October, 2024, before me personally appeared Thomas Sanders, Jr and Misty Sanders, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 31 day of October, 2024.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or ~~value of~~ the property transferred, whichever is greater, is $300,000.00.

Affiant Signature

Subscribed and sown to before me, this the 31st day of October, 2024.

Notary Public
My Commission Expires: 7/11/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity

I, Christen Rabe, 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 **October 31, 2024**.

Date

Affiant Signature

10/31/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025