This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-4736-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2024.

Notary Public
My Commission Expires: 1/30/27

Karen Johnson Davidson County
Batch# 1213652 DEEDWARR
12/10/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241210-0095689

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Khalid Mohammed Mozeb 4641 Dowdy Drive Antioch, TN 37013	The New Owner 265 Took Drive Antioch, TN 37013	148 12 0 161.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **David S. Jamieson, Personal Representative of Estate of Leta Charmaine Jamieson** (individually and/or collectively, "Grantor"), transfer and convey unto **Khalid Mohammed Mozeb, an married man** (individually and collectively, "Grantee"), 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. 76, Hazelwood, Section 10, of record in Book 3842, Page 232, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leta Charmaine Jamieson, married by Special Warranty Deed from Household Financial Center, Inc., dated May 12, 2009 and recorded May 13, 2009 in Instrument No. 20090513-0043910, Register's Office of Davidson County, Tennessee. Leta Charmaine Jamieson subsequently died testate on April 11, 2024, and her Last Will & Testament has been admitted for probate in the Chancery Court for Williamson County, Tennessee Probate Division at Franklin, Tennessee, Case No. 24PR-13706. Pursuant to the terms of said Last Will & Testament, Leta Charmaine Jamieson directed that her Personal Representative sell the subject property as part of her Estate.

This is improved property located at: **4641 Dowdy Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2024.

GRANTOR:

Estate of Leta Charmaine Jamieson

By: David S. Jamieson
David S. Jamieson, Personal Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David S. Jamieson, Personal Representative of Estate of Leta Charmaine Jamieson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of December, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **December 9, 2024**.

Date

Christen Rabe

Affiant Signature

12/9/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **December**, 20**24**.

Emily Manno

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