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 Davidson

Actual consideration or value, whichever is greater is $291,000.00

Affiant

Subscribed and sworn before me this the 23 day of December, 2024.

Notary Public
My commission expires: 3/2/25

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

Karen Johnson Davidson County
Batch# 1221042 DEEDWARR
12/30/2024 07:10:30 AM 7 pgs
Fees: $38.00 Taxes: $1,076.70
20241230-0100730

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bassem Mousa and Jaklen Mousa 3240 Forest Breeze Dr. Antioch, TN 37013	Power TPO 5950 Symphony Woods #312 Columbia, MD 21044	150-10-0-192.00

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, DONALD THOMAS DUNN, BARBARA DUNN HOLDER, DANIEL FREDRICK DUNN AND CHRISTINA DUNN FOLEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BASSEM MOUSA AND JAKLEN MOUSA, HUSBAND AND WIFE, 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. 18, on the plan of Section 2, Jamestown Estates, of record in Book 6900, Page 865, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Alan B. Dunn, an unmarried man, by Warranty Deed from Nathaniel J. Hyde and wife, Susan C. Hyde, dated 04/15/2010 and recorded 04/20/2010 in Instrument No. 20100420-0029652, Register's Office for Davidson County, Tennessee.

Pursuant to Affidavit of Heirship of record in Instrument No. 20240830-0066881, the said Alan B. Dunn a/k/a Alan Brian Dunn having since died intestate on 07/01/2024, leaving the following heirs at law, each with a 1/4 interest in said property: Christina Dunn Foley, Barbara Dunn Holder, Donald Thomas Dunn and Daniel Fredrick Dunn.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3240 Forest Breeze Dr., 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 23rd day of December, 2024.

Donald Thomas Dunn

Barbara Dunn Holder

Daniel Fredrick Dunn

Christina Dunn Foley

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Thomas Dunn, 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 23rd day of December, 2024.

My commission expires: 5-24-2031

Notary Public

TRACEY LYNN CHISHOLM
NOTARY PUBLIC
My Comm. Exp. May 24, 2031
STATE OF SOUTH CAROLINA

Witness my hand this the 23rd day of December, 2024.

Donald Thomas Dunn

Barbara Dunn Holder

Daniel Fredrick Dunn

Christina Dunn Foley

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Thomas Dunn, 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 _____ day of December, 2024.

My commission expires:

Notary Public

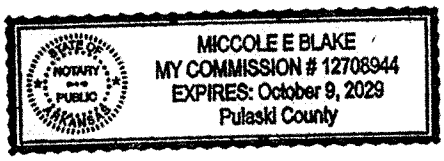
STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Dunn Holder, 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 23rd day of December, 2024.

My commission expires: 10/09/2029

Miccole E Blake
Notary Public



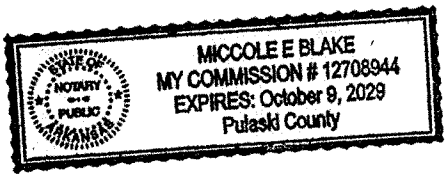
STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Fredrick Dunn 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 23rd day of December, 2024.

My commission expires: 10/09/2029

Miccole E Blake
Notary Public



Witness my hand this the 23 day of December, 2024.

Donald Thomas Dunn

Barbara Dunn Holder

Daniel Fredrick Dunn

Christina Dunn Foley

STATE OF Mississippi
COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for ~~said county and state~~, Donald Thomas Dunn, 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 23rd day of December, 2024.

KF

My commission expires:

Notary Public

★ STATE OF MISSISSIPPI ★
KASSANDRA FLOYD, NOTARY PUBLIC
RANKIN COUNTY
MY COMMISSION EXPIRES MAY 5, 2027
COMMISSION NUMBER 97787

STATE OF Mississippi
COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christina Dunn Foley, 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 23rd day of December, 2024.

My commission expires:

Notary Public

* STATE OF MISSISSIPPI *
KASSANDRA FLOYD, NOTARY PUBLIC
RANKIN COUNTY
MY COMMISSION EXPIRES MAY 6, 2027
COMMISSION NUMBER 97767

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 23, 2024.

J. Carlton Drumwright

December 23, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 23, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY