WARRANTY DEED

Karen Johnson Davidson County
Batch# 1243849 DEEDWARR
03/06/2025 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250306-0016815

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/05/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2025-673-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Khalid Mohammed Mozeb	New Owner	148-12-0-031.00
265 Took Dr		
Antioch, TN 37013		

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,

Sandra Kay Breault, Trustee of Breault Family Trust dated November 29, 2023

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

Khalid Mohammed Mozeb, a married man

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:

A tract of land in Davidson County, Tennessee, known as Lot No. 36 on the Plan of Lori Heights, of record in Book 3106, Page 123, in the Register's Office of Davidson County, Tennessee, as revised by Surveyor's Certificate of Correction, of record in Book 3770, Page 560, also in the Davidson County Register's Office.

Said Lot No. 36 fronts 87.75 feet on the easterly side of Lori Drive, and extends back 200.95 feet on the northerly line and 202.28 feet on the southerly line, to the west right-of-way of the L. & N. Railroad, as shown on said plan, on which it measures 55.17 feet thereon.

Being the same property conveyed to Sandra K. Breault by Quitclaim Deed from Gwendolyn Woody Cole, trustee under the last will and testament of Lodema Woody Rainey and Maria Plorence Rainey, beneficiary under the Last will and Testament of Lodema Woody Rainey of record in Book 7569, page 769 Register's Office for Davidson County, Tennessee, dated June 8, 1988 and recorded on June 10, 1988.

Being the same property conveyed to Sandra Kay Breault as Trustee of the Breault Family Trust by Quitclaim Deed from Sandra Kay Breault, (an unmarried woman) of record in Instrument No. 20231204-0093155 Register's Office for Davidson County, Tennessee, dated November 29, 2023 and recorded on December 04, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 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 4702 Lori Drive 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 March 5, 2025.

Breault Family Trust dated November 29, 2023

By: Sandra Kay Breault

Sandra Kay Breault, Trustee

STATE OF Virginia

COUNTY OF Dinwiddie

Personally appeared before me, **by audio-visual communication**, the undersigned, a notary public of said County and State, the within named Sandra Kay Breault, Trustee of the Breault Family Trust, dated November 29, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

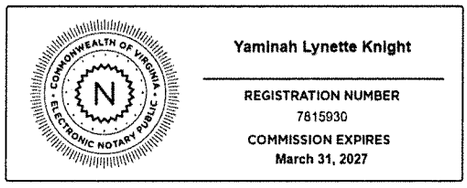
Witness my hand and official seal, this March 4, 2025.

Yaminah Lynette Knight 7815930

Electronic Notary Public

Notary Public

My Commission Expires: 03/31/2027



Notarized remotely online using communication technology via Proof.

File #: 2025-673-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 March 5, 2025.

J. Carlton Drumwright

March 5, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 5, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY