Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-691

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of March, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1246184 DEEDWARR
03/14/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250314-0018822

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ingrid Ghanem and Juan Sepulveda 1537 Ocoee Trl Madison, TN 37115	Guaranteed Rate, Inc. 3940 N. Ravenswood Avenue Chicago, IL 60613	063-02-0-096.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Matthew B. Moseley and Sarah Moseley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ingrid Ghanem and Juan Sepulveda, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 169 on the Plan of Nawakwa Hills Pow Wow Addition, Section V of record in Book 974, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. Said lot joins with Lot 168 and fronts together 50 feet each on the east side of Ocoee Trail and extend back between parallel lines 150 feet.

Being the same property conveyed to Matthew B. Moseley, Single Man, by Warranty Deed from Kudzu Real Estate, Inc. of record in Instrument No. 20200317-0029635 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1537 Ocoee Trl, Madison, TN 37115

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 and assigns forever; and we so covenant with 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 is 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.

Dated this the 10th day of March, 2025.

Matthew B. Moseley

Sarah Moseley

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of March, 2025, before me personally appeared Matthew B. Moseley and Sarah Moseley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of March, 2025.

Notary Signature
My commission expires: 3/7/26



WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 3/10/2025.

Affiant Signature – Joshua A. Terry

3/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/11/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON