Karen Johnson Davidson County
Batch# 1305723 DEEDWARR
08/04/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250804-0061441

STATE OF TENNESSEE
COUNTY OF Davidson

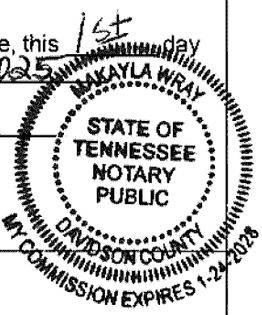
The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2025

Notary Public

My commission expires: 01/24/28



THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Khalid Mohammed Mozeb, Sr **Hissian Khalid Mozeb**	New Owner	**14803010400**
133 Cherokee Ct	**134 Cherokee Ct**	
Antioch, TN 37013	**Antioch, TN 37013**	

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 ACKNOWLEDGE, WE,

Matthew Robek and Jane A Robeck, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khalid Mohammed Mozeb, Sr., a married man, and Hissian Khalid Mozeb, an unmarried man, as joint tenants with right of survivorship

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. 708, Plan of Cherokee Hills, Section 7, of record in Book 3842, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Matthew Robeck and wife, Jane A Robeck, by Deed from Lee A Bell and wife, Sandra A Bell, dated August 21, 1989, of record in Book 7921, Page 794, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 133 Cherokee Ct, 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 and assigns forever; and we do 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 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.

Matthew Robek Date: 07/31/2025
Matthew Robek

Jane A. Robeck Date: 07/31/2025
Jane A Robeck

STATE OF Florida

COUNTY OF Santa Rosa

Personally appeared before me, a Notary Public of said County and State, Matthew Robek and Jane A Robeck, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of July, 2025.

April Darlene Crawford
NOTARY PUBLIC
April Darlene Crawford
My Commission Expires: 08/22/2026

APRIL DARLENE CRAWFORD
Notary Public - State of Florida
Commission # HH 303265
My Comm. Expires Aug 22, 2026
Bonded through National Notary Assn.

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 **July 31, 2025**.

Date

Affiant Signature

8/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027