Karen Johnson Davidson County
Batch# 1313522 DEEDWARR
08/21/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250821-0067190

Prepared By & Return To:
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-4317

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of August, 2025

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohssin Mosad 4457 Benchmark Dr Antioch, TN 37013	Mohssin Mosad 4457 Benchmark Dr Antioch, TN 37013	135-14-0B-071-00

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,

Charles Lewis Bidwell, Jr., and Larry Sig Soennichsen, a single man, tenants in common with right of survivorship

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

Mohssin Mosad, a single man

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:

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. 70 on the Plan of Ransom Place, Section Two, Phase Two, of record in Plat Book 7900, page 526, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Weldon Michael Walton and Charles Lewis Bidwell, Jr., both being unmarried, from Ransom Place Homes, Inc., by Warranty Deed of record in Book 9111, Page 185 Register's Office for Davidson County, Tennessee, dated October 05,

1993 and recorded October 11, 1993. The said Weldon Michael Walton died February 15, 2012.

Being the same property conveyed to Charles Lewis Bidwell, Jr., and Larry Sig Soennichsen, a single man, tenants in common with right of survivorship, from Charles Lewis Bidwell, Jr., a single man, by Quit Claim Deed of record in Instrument No. 20140304-0017942, Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded March 04, 2014.

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: 2121 Ransom Pl, Nashville, TN 37217

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 19th day of August, 2025.

Charles Lewis Bidwell, Jr.

Larry Sig Soennichsen

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~WILSON~~ Jefferson

On this 19th day of August, 2025, before me personally appeared Charles Lewis Bidwell, Jr. and Larry Sig Soennichsen, 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 19th day of August, 2025.

Notary Signature
My commission expires: 09-23-2028

MARIHA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2025

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 august 19 2025.

Affiant Signature – Joshua A. Terry

august 21 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on august 21 2025

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON