Karen Johnson
Batch # 1313895
08/25/2025 10 13 52 AM
Fees $13 00 Taxes $1,013 80
Davidson County
DEEDWARR
2 pgs
20250825-0067658

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF August, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2027
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Dived Mohssin Fawzy Labib 4457 Benchmark Dr Antioch TN 37013	SAME AS OWNER	MAP 163 GROUP 02 0 PARCEL 053.00

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, we,

Larry Cox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dived Labib
And
Abram Agaiby
And
Kamel Samaan,
as tenants in common with rights 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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Hickory Highland Place, Section Two, Phase One of record in Instrument 1991223-0306510 and 19991223-0306511, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Larry Cox by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Southeast Title of Tennessee, Trustee, dated July 1, 2025 and filed of record July 7, 2025 as Instrument No. 20250707-0053236, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following
1) 2025 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **4441 Winton Drive, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 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

WITNESS my hand and official seal at office this 20th day of August, 2025.

Larry Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who 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 20th day of August, 2025.

NOTARY PUBLIC

My Commission Expires
February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027