WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324448 DEEDWARR
09/19/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20250919-0075268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37211

File No.: 25-0364

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Khalid Mozeb, Sr. and Sam Mohamed Nahshal	New Owner	Map: 14913003000
(NAME) **89 Vincent Lane**	(NAME)	
(ADDRESS) **LaVergne, TN 37086**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($309,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES DRISCOLL COODE, III, LINDA MARIE PERRY, LORI ANN STALEY, AND RICHARD TIMOTHY COODE, DEVISEES UNDER THE WILL OF BERNADINE E. COODE AND CHARLES D. COODE, III, AS EXECUTOR OF THE ESTATE OF BERNADINE E. COODE,

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

KHALID MOZEB, SR., A MARRIED MAN, AND SAM MOHAMED NAHSHAL, A MARRIED MAN, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 185, on the Plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for said County, as follows:

Said Lot No. 185 fronts 76.60 feet on the westerly side of Bowfield Drive and runs back 117.69 feet on the northerly line and 149.57 feet on the southerly line to a dead line measuring 93.61 feet thereon.

Being the same property conveyed to Charles D. Coode, Jr. and wife, Bernadine Coode, by deed from Benjamin S. Niver, Jr. and wife, Sharon S. Niver, of record in Book 4704, Page 652, dated May 5, 1973, Register's Office for said County. The said Charles D. Coode, Jr. died July 13, 1986, and title vested in Bernadine Coode, as surviving tenant by the entirety. The said Bernadine E. Coode died testate on April 18, 2025, and the Will was admitted to Probate as Probate No. 25P1608 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Bernadine E. Coode. Bernadine E. Coode and Bernadine Coode being one and the same person.

unimproved ☐
This is improved ☒ property, known as 4805 Bowfield Dr., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th day of September, 2025.

The Estate of Bernadine E. Coode

BY: _____
Charles Driscoll Coode, III, Devisee

BY: _____
Linda Marie Perry, Devisee

BY: _____
Lori Ann Staley, Devisee

BY: _____
Richard Timothy Coode, Devisee

BY: _____
Charles D. Coode, III, Executor

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Driscoll Coode, III, Linda Marie Perry, Lori Ann Staley, and Richard Timothy Coode with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Devisees under the Will of Bernadine E. Coode, the within named bargainer, and corporation, and that they as such Devisees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of September, 2025.

My Commission Expires: 3-3-26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Driscoll Coode, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor of The Estate of Bernadine E. Coode the within named bargainer, and corporation, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of September, 2025.

My Commission Expires: 3-3-26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **September 19, 2025**.

Date

Christen Rabe

Affiant Signature

09/19/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **September**, 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