Karen Johnson Davidson County
Batch# 1328450 DEEDWARR
09/30/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250930-0077799

Warranty Deed

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

State of Tennessee
County of Davidson

The actual consideration for this transfer is $415,000.00-.

Affiant

Subscribed and sworn to before me this the 24th day of September, 2025

Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Ledia Ibrahim and Amgad Mikhaeil 7627 Gunners Landing Drive, Antioch, TN 37013	NEW OWNER 7627 Gunners Landing Dr Antioch, TN 37013	176-06-0A-116-00

KNOW ALL MEN BY THESE PRESENTS that **Alaba Ojo and Funmilayo Florence Ojo, wife and husband**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Ledia Ibrahim and Amgad Mikhaeil, wife and husband**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

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

Land in Davidson County, Tennessee, being all Lot No. 116 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of Instrument Number 202104090047646, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Funmilayo Florence Ojo and Alaba Ojo, wife and husband by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation dated February 25, 2022 and recorded on March 08, 2022 of recorded in Instrument No. 20220308-0026375, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 7627 Gunners Landing Drive, Antioch, TN 37013

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of September, 2025

Alaba Ojo

Funmilayo Florence Ojo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2025, before me personally appeared Alaba Ojo and Funmilayo Florence Ojo, 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 24th day of September, 2025.

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: My Commission Expires July 6, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 24, 2025.

J. Carlton Drumwright

September 24, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 24, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY