Name and Address of New Owner:
Ari Ibrahim and Sheima Ismael
1817 Bryce Circle
Nashville, Tennessee, 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 172-15-0A-227.00-CO

Karen Johnson Davidson County
Batch# 1338677 DEEDWARR
10/27/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20251027-0085162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua B. Cox and Amy Cox, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Ari N. Ibrahim and Sheima Ismael, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section Twelve, Holt Woods, R20 Residential P.U.D., of record in Plat Book 9700, Page 723, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua B. Cox and Amy Cox, husband and wife, by Warranty Deed from Max Garren McCloud and Sarah McCloud, husband and wife, of record in Instrument No. 20220930-0108294, Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on September 30, 2022.

Being improved property known as **1817 Bryce Circle, Nashville, Tennessee, 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 23rd day of October, 2025.

_____(SEAL)
Joshua Baker Cox

_____(SEAL)
Amy Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Baker Cox and Amy Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of October, 2025.

STATE OF TENNESSEE NOTARY PUBLIC ASHLYNN HENGEMIHLE WILLIAMSON COUNTY

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
23rd day of October, 2025.

_____
Notary Public
My commission expires:_____

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

File No. GNT-25-4184

Certificate of Authenticity

I, Danielle Watson, 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 10/23/25.
Date

D. Watson
Affiant Signature

10/23/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 23rd day of October, 20 25.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029