Karen Johnson Davidson County
Batch# 1366752 DEEDWARR
01/07/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $618.64
20260107-0001266

Name and Address of New Owner:
Mohssin Mosad
4457 Benchmark Dr.
Antioch, TN 37013

Send Tax Statements To:
Mohssin Mosad
4457 Benchmark Dr.
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25060788

Map and Parcel: 149 01 0A 039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zeke Swindle**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mohssin Mosad**, a single man, hereinafter called the GRANTEE, his heirs and assigns, 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. 24-B, Zone Lot Division, Lot 24 on the Plan of Mullen Valley, Phase II, as recorded in Book 6250, page 477 and as amended in Book 7900, page 416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zeke Swindle, unmarried by Warranty Deed filed for record on March 7, 2006 in Instrument Number 20060307-0026301 and as corrected by Scrivener's Affidavit of record in Instrument No. 20100308-0017881, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of Mullen Valley of record in Book 6577, page 20 and Book 6577, page 25 and as amended in Book 7311, page 333 and Book 8042, page 601; all matters as set forth per plat of record in Book 6250, page 477 and as amended in Book 7900, page 416; By-Laws of Mullen Valley of record in Book 6577, page 52; HOA Charter of record in Book 6583, page 351; Quitclaim Deed to Mullen Valley Homeowners' Association for common area of record in Book 6577, page 17; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7774, page 522; all of the Register's Office for Davidson County, Tennessee.

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 record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2152 Mullen Circle, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 5th day of January, 2026.

Zeke Swindle

State of Tennessee

County of Lawrence

Personally appeared before me, Zeke Swindle, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th of January, 2026.

Notary Public
My Commission Expires: 7/10/27

SHONDA LONG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,200.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of January, 2026.

SHONDA LONG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Notary Public
My Commission Expires: 7/10/27

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 January 5th 2026.

Affiant Signature – Joshua A. Terry

January 6th 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 6th 2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27