This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1373251 DEEDWARR
01/29/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260129-0006197

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 23rd Day of Jan, 26.

Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Khalid Mohammed Mozeb & Hissian Khalid Mozeb
826 Richards Rd Antioch TN 37013

SEND TAX BILLS TO:
Khalid Mohammed Mozeb & Hissian Khalid Mozeb
New Owner

MAP AND PARCEL NUMBER: 14812012900

WARRANTY DEED
25NT01846

Effective the 23 Day of Jan, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Teresa J. Sisco, widow, as surviving tenant by the entirety

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

Khalid Mohammed Mozeb, a married man, and Hissian Khalid Mozeb, an unmarried man, as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 139 on the Plan of Hazelwood, Section 3, of record in Book 3842, page 23, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael E. Sisco and wife, Teresa J. Sisco from Kenneth L. Wood and wife, Carol S. Wood, by Warranty Deed dated 12/16/1986 and recorded 12/19/1986 in Book 7075, page 583, Register's Office of said County. Michael Ewing Sisco died 06/14/2020, leaving Teresa J. Sisco as surviving tenant by the entirety.

This is an improved property commonly known as: 826 Richards Road, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 23 day of January, 2026

Teresa J. Sisco

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Teresa J. Sisco,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of January, 2026.

Notary Public

My Commission Expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 1-23-26 (date of document).

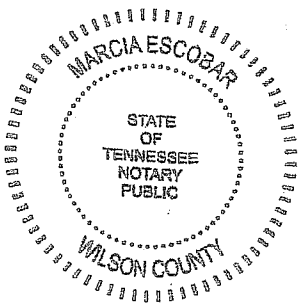
Affiant Signature

1-23-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of Jan, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027