Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0056

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of March, 2026

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohssin Mosad & Milad Yakoub 6272 Mount View Road Antioch, TN 37013	New Owners	150-00-0-159.00

Karen Johnson Davidson County
Batch# 1395479 DEEDWARR
03/20/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260320-0022427

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shelly Gray (aka Shelley Gray), an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohssin Mosad, and Milad Yakoub

HEREINAFTER CALLED THE GRANTEES, THEIR 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, described as follows, to-wit:

PART of a tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made for James Alexander by Ballinger Survey Company, May 16th, 1965, as follows:

BEGINNING at a point in the northerly margin of Mt. View Road, the common corner of the property of Wyatt Robertson and wife, Essie Robertson, and the property of Nancy Mabry, marked by an iron pin; thence N 8 deg. W 316 feet to a point marked by an iron pin; thence N 86 deg. W 75.52 feet to a point, marked by an iron pin; thence S 24 deg. 55 min. W 201.52 feet to a point, marked by an iron pin; thence S 42 deg. 35 min. E 247.51 feet to a point in the northerly margin of Mt. View Road, marked by an iron pin; thence with said northerly margin of Mt. View Road, N 37 deg. 45 min. E 60 feet to the point of beginning, containing .995 acres, more or less.

BEING the same property conveyed to Shelly Gray and wife, Brenda Gray by Installment Deed from James N. Alexander, a single person, dated 11/3/1980 and recorded 11/18/1980 in Book 5679, Page 558, Register's Office for Davidson County, Tennessee.

The said Brenda Gray having since died 8/21/21 leaving Shelly Gray as surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6272 Mount View 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; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

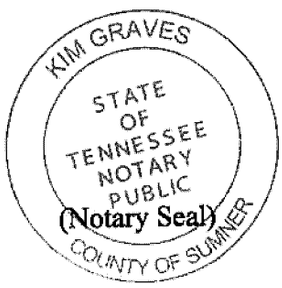
Dated this the 16th day of March, 2026.

Shelly Gray aka Shelley Gray

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelly Gray aka Shelley Gray** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of March, 2026.



(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-1-28

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 3/16/2026.

Affiant Signature – Joshua A. Terry

3/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27