(1)

Karen Johnson Davidson County
Batch# 1409634 DEEDWARR
04/22/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260422-0033076

Return To
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/21/28
(AFFIX SEAL)

SHELL MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0326-118

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Saifullah Ibraahmi and Pariha Khorami	Saifullah Ibraahmi and Pariha Khorami	164070A26500CO
(NAME)	(NAME)	
1105 Moonriver Cove	1105 Moonriver Cove	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 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, I/WE, **GERGES TADROS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAIFULLAH IBRAAHMI AND PARIHA KHORAMI, MARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 235, on the plan of Harvest Grove, Section Three, according to plat and survey appearing of record in Instrument No. 20160429-0042362, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to Gerges Tadros, a single man, recorded July 5, 2017, as Instrument No. 20170705-0067275 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 1105 Moonriver Cove Antioch, TN 37013

unimproved ☐
This is improved ☑ property, known as 1105 Moonriver Cove, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 14th day of April, 2026.

Gerges Tadros

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of April, 2026, before me personally appeared Gerges Tadros, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 12/2/28



Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **04/14/2026**.

Name: **Sheri Morgan**
Title: **President**
Date **04/20/2026**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **04/20/2026.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

