#18023

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-28

Karen Johnson
Batch # 1410211
04/23/2026 08:02:59 AM
Fees: $13.00 Taxes: $740.00
Davidson County
DEEDWARR
2 pgs
20260423-0033474

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Khager Garmavi	New Owner	Map: 162-03-0-346.00
(NAME) 4557 Red Bark Ct.	(NAME) 4557 Red Bark Ct.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARCIA M. MOUSSA, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KHAGER GARMAVI, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 125 on the Plan of Haywood Hills, Section 4, of record in Book 4675, Page 116, Register's Office for said County. For a more complete description reference to said plan is hereby made.

Being the same property conveyed to Marcia M. Moussa, by deed from John R. Kern and wife, Dianne A. Kern, of record in Book 5208, Page 712, dated October 10, 1977, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 116, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4835, Page 133, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 107 Tasmen Ct, 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 15th day of April, 2026.

Marcia M. Moussa by Dawn Marie Hoy, AIF
Marcia M. Moussa by Dawn Marie Hoy, as Attorney-in-Fact

STATE OF OREGON
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Dawn Marie Hoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Marcia M. Moussa, as his/her Attorney-in-Fact, as the free act and deed of the within named Marcia M. Moussa.

Witness my hand and official seal this 15th day of April, 2026.

My Commission Expires: 10-12-2026

Sherrey Admire
Notary Public

OFFICIAL STAMP
SHERREY ADMIRE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1029603
MY COMMISSION EXPIRES OCTOBER 12, 2026