Karen Johnson Davidson County
Batch# 1438259 DEEDWARR
06/25/2026 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20260625-0057584

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611507

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$285,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of June, 2026.

Notary Public
My Commission Expires:

ALEXANDRA HOLT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

WARRANTY DEED

THIS INDENTURE, made this 24th day of June, 2026, among:

MARVIN COOK

UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MOUSSA ENTERPRISES LLC,
A TENNESSEE LIMITED LIABILITY COMPANY
AND ALI CHALABI, A SINGLE MAN

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of the Resubdivision of Lots 26 through 37, and Parcel A of Section I, Shepardwood Subdivision, as of record in Book 4350, page 118, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Marvin Cook, unmarried by deed from Leland D. Watts, unmarried, dated May 3, 2004, of record in Instrument No. 20040511-0053627, Register's Office for Davidson County, Tennessee.

Being also known as 2732 Oakwood Avenue, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Marvin Cook

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Marvin Cook, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

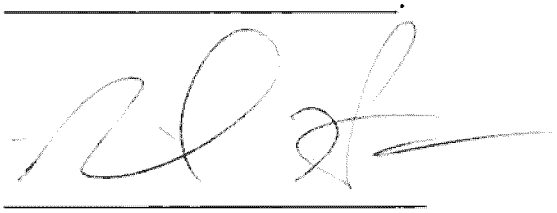
Owner Name & Property Address:
MOUSSA Enterprises LLC
Name: & Ali Chalabi
Address: 2732 Oakwood Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:
Name: New Owner
Address: 9324 Pathfinder Dr
City, State, Zip: Murfreesboro TN 37127

Tax ID: 060-16-0-200.00

Certificate of Authenticity

I, Nick Harris, 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 6/24/26.



Affiant Signature

6/24/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

