Karen Johnson Davidson County
Batch# 1441878 DEEDWARR
07/02/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260702-0060002

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-9498-SL

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2026.

Notary Public
My Commission Expires: 9/16/2029

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Aluoch and Lynette Aluoch 3300 Calais Circle Antioch, TN 37013	Highlands Residential Mortgage, Ltd. 950 W. Bethany Dr., Suite 800 Allen, TX 75013	150 09 0A 024.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ahmed Alrojeibi, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Daniel Aluoch and Lynette Aluoch, husband and wife** (individually and/or collectively, "Grantee"), 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 178, as shown on the map entitled FOREST VIEW PARK, SECTION VII of record in Plat Book 6900, Page 162, 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 Ahmed Alrojeibi, Unmarried Man, by Warranty Deed from Bancroft O'Quinn, Jr., Unmarried, of record in Instrument No. 20220308-0026592, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022 and recorded on March 08, 2022.

This is improved property located at: **3300 Calais Circle, Antioch, TN 37013.**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2026.

GRANTOR:

Ahmed Alrojeibi

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ahmed Alrojeibi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2026.

Notary Public
My Commission expires: 1/7/30

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 6/30/2026.

Affiant Signature – Joshua A. Terry

7/1/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/1/2026

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON