Karen Johnson Davidson County
Batch# 1443930 DEEDWARR
07/10/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260710-0062464

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn before me this the 9th day of July, 2026.

Notary Public
My commission expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dahlia Haddad and Ahmad Farag 1605 Braebury Cir Nashville, TN 37211	New Owner	172-14-0A 085.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAM MOSES AND BRITTANY MOSES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAHLIA HADDAD AND AHMAD FARAG, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Wexford Downs R20 Residential P.U.D of record in Plat Book 9700, Page 593 and 594 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sam Moses and Brittany Moses, husband and wife, by deed dated 02/13/2020, from Christopher A. Fabiani and Emilie E. Fabiani, of record in Instrument No. 20200214-0017029, Register's Office for said County..

This instrument is executed by Alexis Grigsby as Attorney-in-Fact for Sam Moses and Brittany Moses, which Power of Attorney is recorded Instrument No 202607100062462 & 202607100062463, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1605 Braebury Cir., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BM by AG, AIF
SM by AG, AIF

Witness my hand this the 9th day of July, 2026.

Sam Moses by Alexis Grigsby as Attorney in Fact
Sam Moses by Alexis Grigsby as Attorney-in-Fact

Brittany Moses by Alexis Grigsby as Attorney in Fact
Brittany Moses by Alexis Grigsby as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Alexis Grigsby with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sam Moses and Brittany Moses by Specific POWER OF ATTORNEY dated June 29th, 2026, and who acknowledged that he executed the same as the free act and deed of Sam Moses and Brittany Moses.

Witness my hand and official seal this 9th day of July, 2026.

My commission expires:
9-7-26

Notary Public



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/9/2026.

Date

Affiant Signature

7/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of July, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

