WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$400,000.00.**

Katy Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF July 2026

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/2/30

(AFFIX SEAL)

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1445501 DEEDWARR
07/13/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260713-0062963

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Andre Luiz Teixeira	Same	
(Name)	(Name)	
2722B Mossdale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHERIF IBRAHIM, SAMEH DAWOUD, NOURA GABOR AZMY AND NEVIEN FAHMY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE LUIZ TEIXEIRA,** _____, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B, of the HOMES AT 2722 MOSSDALE DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime, of record in Instrument No. 20250225-0013743, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Amanda Cowart, unmarried by Warranty Deed from E. White 401K Trust of record in Instrument No. 20170606-0056477 Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 06, 2017.

Being the same property conveyed to SAMEH DAWOUD, MARRIED AND SHERIF IBRAHIM, MARRIED, as Tenants in Common by deed from AMANDA COWART, UNMARRIED, of record in Instrument No. 202410250083003 dated 10/18/2024, said Register's Office.

Being part of the same property conveyed to Sherif Ibrahim, Sameh Dawoud, Noura Gaber Azmy and Nevien Fayek Fahmy, Tenants In Common with Rights of Survivorship by QUITCLAIM deed from Sherif Ibrahim, married and Sameh Dawoud, married of record in Instrument No. 20250117-0003945 Register's Office for Davidson County, Tennessee, dated 10/22/2024 and recorded on 1/17/2025. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2722B Mossdale Drive B Nashville, Tennessee 37217.

This is not marital property for any of the Grantors.

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.

Executed by our hands this 9Th Day of July 2026.

SHERIF IBRAHIM

NOURA GABER AZMY

NEVIEN FAHMY

STATE OF Tennessee
County of Davidson

Before Me, a Notary Public for the above State and County, do hereby certify that SHERIF IBRAHIM, NOURA GABER AZMY AND NEVIEN FAHMY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires:_____

(SEAL)

SHAHERA KHALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Executed by my hand this 31d day of July, 2026.

Sameh Dawoud
SAMEH DAWOUD

Sate of Tennessee
County of Davidson

Before Me, a Notary Public for the above State and County, do hereby certify that Sameh Dawoud, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31d of July, 2026.

Notary Public

My Commission Expires: _____

SHAHERA KHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203