WARRANTY DEED

Karen Johnson Davidson County
Batch# 1445624 DEEDWARR
07/13/2026 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20260713-0063086

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$370,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF July 2026

Notary Public

MY COMMISSION EXPIRES: 6/2/30

(AFFIX SEAL)

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 (Name)	Andre Luiz Teixeira (Name)	
2722 Mossdale Dr. (ADDRESS)	2722B Mossdale Dr. (ADDRESS)	150-01-0B-001.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, MARRIED, SAMEH DAWOUD, MARRIED NOURA GABER AZMY AND NEVIEN FAHMY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE LUIZ TEIXEIRA**, Married, 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. A, 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 DavidsonCounty, Tennessee, dated 10/22/2024 and recorded on 1/17/2025.

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 3rd 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 3rd of July, 2026.

Notary Public

My Commission Expires: _____

SHAHERA KHALIL
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

Certificate of Authenticity

I, Carol M Holmes, 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.

Carol M Holmes

Carol M Holmes

Date: 7/9/26

State of Tennessee
County of Rutherford

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

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON