Karen Johnson Davidson County
Batch# 1467747 DEEDWARR
09/03/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260903-0081732

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-11652

Address of New Owner:	Send Tax Bills to:	Tax Information:
Khalid Mohammed Mozeb 4704 Lori Drive Antioch, TN 37013	New Owner 265 Took Drive Antioch, TN 37013	148-12-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leonides Palencia, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Khalid Mohammed Mozeb, a married man**, hereinafter called the Grantees, their successors and assigns, 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 No. 37, on the Plan of Lori Heights, of record in Book 3106, Page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonides Palencia, an unmarried man by Warranty Deed from David Alexander Adams and wife, Pamela J. Adams of record in Instrument No. 20051011-0122532 Register's Office for Davidson County, Tennessee, dated October 06, 2005 and recorded on October 11, 2005.

Maria Lilian Gámez Portillo, spouse of the Grantor, hereby joins in the execution of this instrument to convey and quit claim any interest she may have in the subject property.

Map/Parcel 148-12-0-032.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4704 Lori Drive, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this 31st day of August, 2026

Leonides Palencia

Maria Lilian gamez Portillo

Maria Lilian Gámez Portillo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Leonides Palencia and Maria Lilian Gámez Portillo, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 31st day of August, 2026.

Notary Public
My Commission Expires: 05.16.29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **August 31, 2026**.

Date

Christen Rabe

Affiant Signature

8/31/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027