WARRANTY DEED

Karen Johnson Davidson County
Batch# 1477163 DEEDWARR
09/24/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260924-0088673

STATE: TN **County:** Davidson

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$530,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this September 22nd, 2026.

Notary Public

Comm. Exp: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TLC CLOSING

West Tennessee
902 S. Cooper St.
Memphis, TN 38104
(901) 545-5225

East Tennessee
2701 Kingston Pike
Knoxville, TN 37919
(865) 637-3531

Manchester
532 Hillsboro Blvd.
Manchester, TN 37355

Murfreesboro
108 N Spring Street
Murfreesboro, TN 37130
(615) 234-3476

Tullahoma
2104 N Jackson St
Tullahoma, TN 37388

Owner Name and Address:	Property Address:	Send Tax Bills To:
Khalid Mohammed Mozeb Hissian Khalid Mozeb **265 Took Drive** **Antioch, TN 37013**	148 Took Dr. Antioch, TN 37013-1943	**New Owner**

Tax Parcel ID Number: 163-02-0B-013.00-CO

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Qussay A. Al Janabi and spouse Sawsan Al Sebahi** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Hissian Mozeb, an unmarried man, and Khalid Mozeb, a married man, as joint tenants with right of survivorship** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being all of Lot No. 13, on the plan of First Amendment, Berkeley Hall, Phase Five, Section Once of Hickory Highlands PUD. of record in Instrument No. 200507060077601, as amended in Instruments No. 200507250086047 and 200507250086048 and ratified and adopted in Instrument 200509230114416, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Qussay A. Al Janabi and Sawsan Al Sebahi, husband and wife by Quit Claim Deed of record at Instrument No. 201801080002140, dated 12/22/2017 and recorded 01/08/2018, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Qussay A. Al Janabi and Mohammed Al Janabi by Warranty Deed from Landmark Homes of Tennessee, Inc of record in Instrument No. 20140710-0060972 Register's Office for Davidson County, Tennessee, dated July 08, 2014 and recorded on July 10, 2014.

Warranty Deed TLC 026759

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective September 22, 2026.

Qussay A. Al Janabi

Sawsan Al Sebahi

STATE OF Tennessee

COUNTY OF Rutherford

On this 20th day of September, 2026, before me personally appeared Qussay A. Al Janabi and Sawsan Al Sebahi, to me known (or proved on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 20th day of September, 2026.

Sally Hicks
Notary Public

My Commission Expires: 09/18/27

(SEAL)

SALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
Magnolia Title & Escrow
1103 NW Broad St
Murfreesboro, TN

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Warranty Deed TLC 026759

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 **September 20, 2026**.

Date

Affiant Signature

9/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **September**, 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