Karen Johnson Davidson County
Batch# 508661 DEEDWARR
11/04/2020 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $514.30
20201104-0129003

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $139,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7844H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard David McDonough	Movement Mortgage	052-16-0A-010.00-CO
1301 Neelys Bend Rd A10	8024 Calvin Hall Road	
Madison, TN 37115	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHILLIP HUSARI, A SINGLE MAN AND SALIM HUSARI, A SINGLE MAN, AS TENANTS BY THE ENTIRETY WITH RI

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD DAVID MCDONOUGH, AN UNMARRIED MAN

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 Condominium apartment located in Davidson County, State of Tennessee, described as follows: Apartment Unit No. A-10 of Neeley's Bend Condominium created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 5483, Page 86, Register's Office for said County, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the Plat of Neeley's Bend condominium of Record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Phillip Husari, a single man and Salim Husari, a single man, as tenants by the entirety with right of survivorship by Warranty deed from Michele J. Venuto Burks and her husband Tomothy Burks of record in Instrument No. 20120716-0062238 Register's Office for Davidson County, Tennessee, dated March 9, 2012 and recorded on July 16, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1301 Neelys Bend Rd A10, Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 30th day of October, 2020.

Phillip Husari

Salim Husari

STATE OF TENNESSEE

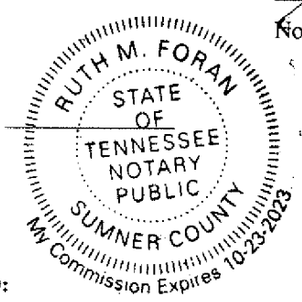
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, PHILLIP HUSARI AND SALIM HUSARI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2020.

Notary Public

My Commission Expires:



File #: 20-7844H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY